

ANDERTON HOUSE, 92 SOUTH STREET, DORKING RH4 2EW



LONG LEASEHOLD OFFICES FOR SALE

**OFFERS IN THE REGION
OF £345,000**



Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Self-contained character office building
- Range of office rooms offering over two floors
- Within a short walk of Waitrose and High Street
- Off street parking for three cars
- Pay and display car park located opposite
- 1500 sq ft (139.37 sqm)

Dorking is a market town situated at the junction of the A24 and A25 with M25 at Leatherhead approx. 6 miles distant.

T 01306 884685

LOCATION

Situated in South Street, Dorking, this two storey attached period office building known as Anderton House has the added advantage of three car parking spaces to the rear. The property is just a few steps away from Waitrose, popular coffee shops, South Street and High Street amenities. A good location for a professional practice office.



ACCOMMODATION

Anderton House is a charming character two storey office building set back from the road behind a small courtyard frontage. The space is currently arranged as a selection of office rooms over the ground and first floors with ancillary space and kitchen plus three off street parking spaces to the rear. The building has been occupied by an owner occupier business until recently and is in tidy decorative condition with two staircases leading from the ground floor to the first floor space. The building could suit a number of office/health/beauty/medical/training uses subject to any necessary consents for alterations and is in a good location with some on street parking close by or South Street pay and display car park opposite all ideal for a professional practice office. We understand that the property is within the conservation area but is not listed.

Ground Floor Offices	650 sq ft
First Floor Office	850 sq ft
Kitchen	37 sq ft
Store	17 sq ft



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TENURE

Leasehold. The premises are subject to a 999 year lease granted from 23.1.98 at a peppercorn rent including three parking spaces to the rear all under Title No SY675822 with vacant possession on completion.

NOTE

Anderton House may offer the potential to redevelop and alter for conversion to residential subject to the buyer obtaining all required consents. This will include Freeholder's consent as the building is held under a 999 year lease.

PRICE

Offers in the region of £345,000 subject to contract.

VAT

We are advised that the premises is not elected for VAT at present.

COSTS

Each party are to bear their own legal costs in the transaction.

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:-

Rateable Value £27,250

Uniform Business Rate £0.49.9 (April 2023 – present)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

An EPC is available for this property. It has been rated C(72) and is valid until 18.11.2033. A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Agents Robinsons, telephone 01306 884685.



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Approximate Floor Area = 186.8 sq m / 2011 sq ft
Cellar = 14.3 sq m / 154 sq ft
Total = 201.1 sq m / 2165 sq ft



First Floor

Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only @fourwalls-group.com #328375



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