

# 63 WEST STREET, DORKING, SURREY RH4 1BS



## GROUND FLOOR E CLASS UNIT AVAILABLE TO LET/MAY SELL

£10,500 PA FOR LET  
OFFERS IN THE REGION of £190,000  
FOR FREEHOLD INTEREST



### 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

- Traditional E Class ground floor unit with timber shop front on this busy thoroughfare
- 308 sq ft (28.62m<sup>2</sup>)
- Could suit a variety of uses within 'E' use class
- Clear retail/business space fronting the busy West Street/A25 frontage with slow moving traffic.
- Sought after West Street renowned for the antiques, gallery furniture and related occupiers.

**T 01306 884685**

## LOCATION

Situated in a good trading position in West Street, close to its junction with the High Street in Dorking and ideally suited for the nearby car parks with amenities nearby.

## ACCOMMODATION

The premises comprises a traditional rectangular shape E use class unit offering versatile accommodation for a wide variety of business uses with small recess to the rear plus WC and Tea point.

The unit is offered in a shell with traditional timber fronted three-quarter glazed shop front and pedestrian access to the rear is shared with residential upper parts. The unit could suit a variety of business uses within a use class although there will be restriction on noise and no hot food operations due to the residential uppers.

Retail Area 308 sq ft (28.62m<sup>2</sup>)



Our Client has regained vacant possession of the whole building and is offering either for Let or to sell the ground floor commercial unit whilst retaining the upper parts for conversion to residential.



**ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE**

**Misrepresentation Act 1967**

Robinsons including [www.dorkinglettings.com](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://www.reigatelettings.com) brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including [www.dorkinglettings.com](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://www.reigatelettings.com) brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

**T 01306 884685**



Robinsons are favoured with instructions to seek a new occupier whether a tenant or purchaser who in turn will then grant the long leases to the upper parts. Either option is available.

## RENT

£10,500 per annum exclusive for a new lease to be offered for a term and rent review pattern to be agreed by the Landlord and equivalent to a fully repairing and insuring basis.

## PRICE FOR SALE

Offers in the region of £190,000 for the sale of the freehold interest with vacant possession of the commercial unit and granting of the long leasehold interest to the residential upper parts.

## 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	£11,500
Uniform Business Rate	£0.49.9 (1 April 2023 to present)

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

## EPC

An EPC will be commissioned once building works are completed.

## VIEWING

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



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

T 01306 884685

