

342 HIGH STREET,
DORKING, RH4 1QX



E CLASS UNIT TO LET

**£12,000
PER ANNUM EXCLUSIVE**



- Busy passing traffic on this High Street location
- 351 sq ft (32.61 sq m) plus 71 sq ft ancillary

Economical retail unit in good view of passing traffic.

The premises are situated at the eastern end of Dorking High Street, within short walking distance of Dorking Deepdene and Main stations as well as the leisure centre and Dorking Halls. This provides easy access into London and also road access via the A24.

Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

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

T 01306 884685

ACCOMMODATION

The premises comprise a freshly decorated rectangular shape retail area approx 24' deep x 14'4" wide with a traditional timber fully glazed shopfront approx 15 ft external frontage and central door, suspended ceiling with inset spotlights and laminate flooring. There is a staffroom/ kitchenette and cloakroom separately to the rear, plus rear pedestrian access. The position of the unit is immediately next door to the busy Londis convenience store. .

**RETAIL AREA APPROX. 351 SQ FT (32.61 SQ M²)
PLUS KITCHEN/STAFF AREA 71 SQ FT (6.6M²)**



RENT

The rent is £12,000 pa exclusive.



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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**



VAT

We are advised that the premises are not currently elected for VAT. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

THE LEASE

New full repairing and insuring lease for a term and rent review pattern to be agreed is to be granted to incoming tenant direct from the Landlord.

TIMING

Vacant possession is available immediately upon the legal formalities being completed.

COSTS

Each party are to be responsible for their own legal costs in the matter.

BUSINESS RATES

The premises has a rateable value of £8300. Applicants are advised to confirm with the local authority what actual rates payable will be.

EPC

An EPC is available for this property. It has been rated D (79). 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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