

PUMP CORNER, 4 SOUTH STREET, DORKING RH4 2EL



RETAIL UNIT TO LET £20,000 PER ANNUM EXCLUSIVE



- Available by way of a new lease
- Retail area 650 sq ft (60.38 sq m)
- Prominent corner location
- Available from April 2025

This retail unit is situated at the junction of Dorking's three main shopping streets in the centre of the town.

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

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

T 01306 884685

ACCOMMODATION

This unit is a smart ground floor retail shop on a very prominent corner position on Pump Corner presented with laminate flooring, ceiling spotlights, ceiling mounted electric heater and fitted counter. The traditional fully glazed double fronted timber shopfront with recessed centre door enhances its appeal.

Retail area	650 sq ft (60.38 sq m)
Maximum internal width	24'10" (narrows to 19'6" at rear)
Maximum internal depth	32'2"
Kitchen	
W/C	

RENTAL

£20,000 per annum exclusive.

VAT

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

THE LEASE

The premises are available by way of a new lease direct from the Landlord for a term and rent review pattern to be agreed.

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	£20,500
Uniform Business Rates	£49.9p (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 B (41) and is valid until 5.3.2034. A full copy of the EPC is available upon request.

VIEWING

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



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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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