

9-10 WEST STREET, DORKING, SURREY RH4 1BL



**GROUND FLOOR E CLASS UNIT
CURRENTLY ANTIQUES CENTRE TO LET**

£22,000 per annum



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

- Landmark Grade II Listed building that has operated as an antiques centre for decades
- Approx 960 sq ft with basement 247 sq ft
- Could suit a variety of uses within 'E' use class
- Wide glazed West Street/A25 return frontage
- Sought after West Street renowned for the antiques, gallery furniture and related occupiers.

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

T 01306 884685

ACCOMMODATION

An historic Listed premises of considerable charm end of terrace situated in West Street, famous for its antique trade. 9-10 is in a super position with prominent frontage with display glazed shopfront with mix of picture windows, beams, fireplaces, bay windows and return frontage and painted elevations under a tiled roof. The premises are arranged as a series of interlinking retail rooms each with glazed shop windows which suits the antique centre operation, with office and ancillary. It is located opposite the entrance to the pay and display car park and within two minutes' walk of the High Street. The position here on the one way system benefits from the passing traffic departing Waitrose nearby. The uppers are excluded and have been converted into residential accommodation.

Retail Area Approx	960 sq ft (89.19m ²)
Basement Area Approx	247 sq ft (22.95 m ²)

We understand that the premises is Grade II Listed and within the conservation area.



LEASE TERMS

The premises are available by way of a new full repairing and insuring lease to be granted direct by the Landlord for a term and rent review pattern to be agreed. As the premises is listed the Landlord will consider the extent of FR&I repair liabilities.

RENT

£22,000 per annum .



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VAT

We are advised that the premises are not elected for VAT.

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	£24,250
Uniform Business Rate	£0.49.9 (2025)

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

EPC

As the premises are Grade II Listed our client considers the unit exempt from EPC rating.

VIEWING

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



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