

205 HIGH STREET, DORKING RH4 1RU



FREEHOLD SHOP FOR SALE

**GUIDE PRICE
£390,000**



Reigate

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

Dorking

253 - 255 high street dorking surrey RH4 1RP
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- Located on the busy High Street frontage
- Located in front of the LA pay & display car park
- Versatile rectangular open plan space that could be partitioned with new fully glazed shop front
- 704 sq ft (65.41 sq m)
- Versatile 'E' use class and suits numerous uses
- Parking for two cars at the rear of the unit

LOCATION

Situated on the High Street, this premises is located in a prominent position and suitable for a variety of retail or other uses (subject to consents) under the existing 'E' Use Class. This is within the heart of the town with car parks close by, other town amenities nearby and the benefit of straightforward road access via the A25, A24 and the M25 at Leatherhead which is approximately 6 miles distant.

DESCRIPTION

The premises are very versatile having operated as a long-established printing shop by the current owner who is now seeking to retire. The unit is currently arranged as an open plan retail shop/showroom extending to 48 ft deep area which could be reconfigured to suit a new occupiers requirements. There is also a kitchenette and WC plus fire escape to the rear. In addition there are two car parking spaces to the rear.

Also included in the sale can be a small detached workshop store of approximately 249 sq ft accessed from Hart Gardens.

Note: A pedestrian right of way for escape in emergency is available at rear of property.

Shop frontage	17 ft	(5.18m)
Overall depth	48 ft	(14.83m)
Ground Floor Retail Area	704 sq ft	(65.41m ²)

RETAIL AREA : Approximately 704 SQ FT (64.41m²) NIA

GUIDE PRICE

Guide price £390,000 for the freehold interest with vacant possession, subject to contract.

VAT

We are advised that the premises is not currently elected for VAT therefore VAT does not apply to the sale price.

COSTS

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



T 01306 884685

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BUSINESS RATES

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

Rateable Value	£22,500
Uniform Business Rate	£0.49.9 (April 2023 – March 2024)

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

EPC

An EPC is being commissioned.

VIEWING

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



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