

LATCHMERE HOUSE, 64 SOUTH STREET, DORKING, SURREY RH4 2HD



FIRST FLOOR OFFICE

**£4,000 pa + VAT plus
Service Charge**



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

- First floor office approximately 17' x 11'
- Central location next to Waitrose
- Use of communal meeting room & kitchen
- Includes ample shelving and cupboards for storage

T 01306 884685

ACCOMMODATION

Our Clients are delighted to offer this first floor office suite within their own stylish restored building which is surplus to their requirements. The room is available on flexible lease terms. The suite shares the use of the smart common parts including kitchen and WC facilities and there can be use of the board room by arrangement. This lovely office is ideal for a business seeking a private room in the heart of Dorking town centre and is offered with two new desks and chairs.



RENT

£4,000 plus VAT.

SERVICE CHARGE

The service charge of £4,000 per annum plus VAT will be payable together with the rent to cover the cost of building repairs, utility bills, other than telephony and business rates and cleaning of common parts.

LEASE TERMS

A new lease to be granted for a term of five years outside of the security provisions of the Landlord & Tenant Act 1954 and rent review pattern to be agreed on an equivalent full repairing and insuring basis.

VAT

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



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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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COSTS

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

BUSINESS RATES

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

Rateable Value	Included within the licence fee
Uniform Business Rate	£0.49.9 (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 E (113) and is valid until 20.8.2032. 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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