

**165, HIGH STREET, DORKING, RH4 1AD**



## SHOP UNIT TO LET

**£14,500  
PER ANNUM EXCLUSIVE**



- Retail unit in busy footfall location
- Retail area 433 sq ft (40.22 sq m)
- Would suit a variety of uses under Use Class E
- POP-UP/TRIAL PERIOD OPTION AVAILABLE

### **Reigate**

3 pool house bancroft road reigate surrey RH2 7RP  
email • [reigate@robinsonsmb.com](mailto:reigate@robinsonsmb.com)

### **Dorking**

253 - 255 high street dorking surrey RH4 1RP  
email • [dorking@robinsonsmb.com](mailto:dorking@robinsonsmb.com)

**Situated on Dorking High Street close to Saint Martins Court centre and Superdrug. This unit has a regular sized floor area which would suit a variety of uses under Use Class E**

**T 01306 884685**

## ACCOMMODATION

This traditional shop unit is located in a busy section of footfall by the bus stop and a few doors away from Superdrug/Coughlans Bakery/Holland & Barrett . The space is arranged as retail area with central recessed doorway, with three steps down to a rear staff room/kitchen/stockroom area, WC and rear access door. The space can be divided or re-arranged by partitioning

**OUR CLIENTS WOULD CONSIDER ENABLING A TRIAL PERIOD FOR A PROSPECTIVE TENANT/NEW BUSINESS STARTER BY WAY OF POP-UP SHOP OR SHORT TRIAL LEASE .**

Retail : 433 sq ft (40.22 sq m)  
Internal Frontage 15'6"  
Retail Depth 19'

## RENTAL

£14,500 per annum exclusive.

## VAT

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

## 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 £16,000  
Uniform Business Rate £0.49.9 (April 2024 – 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 C (69). A full copy of the EPC is available upon request.



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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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