

318-320 HIGH STREET, DORKING, RH4 1QX



**TWO ADJOINING CLASS E SHOP
UNITS WITH LARGE BASEMENT**

**£21,000 + VAT
Per annum exclusive**



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

- Two linked and adjoining versatile ground floor 'E' class units to be let as a whole with basement
- Ready for fitting out
- Large basement with 3 rooms and shower room/wc
- Could suit a number of retail/office/health/beauty /medical 'E' use class options but not hot food.

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

T 01306 884685

LOCATION

A double fronted unit comprising two adjoining ground floor units with an internal door linking the two with a large basement to the eastern side of the High Street close to Dorking Halls and two sports centres. The premises forms the ground floor of a mixed use building with the benefit of local parking a few yards along in the parking bays at Wathen Road and Dene Street pay and display car parks.

ACCOMMODATION

Latterly remodeled ground floor units both with glazed timber shopfronts, 318 has a half glazed shopfront with brick base and 320 has a $\frac{3}{4}$ glazed shopfront . There is currently a kitchenette to the rear of 318 and then staircase down to the basement that contains two store rooms, kitchen and shower room/wc and meters and services. and WC to the rear. This unit would suit a wide variety of uses within the 'E' Use Class, BUT IS RESTRICTED NOT TO BE USED FOR HOT FOOD AND TAKEAWAYS due to there being residential upper parts. The Retail Area comprises:

318 High Street : 176 sq ft (16.35sq m)

320 High Street : 318 sq ft (29.55 sq m)

Basement : 428 sq ft

TOTAL RETAIL AREA NIA : 494 sq ft (39.77 sq m)

RENTAL

£ 21,000 per annum exclusive on an internal repairing and insuring basis with Tenant being responsible for maintaining the shop unit internally plus shopfront and liable for the apportioned building repairs of the whole .

VAT

We are advised that the premises are elected for VAT.

THE LEASE

A new lease for a term by negotiation on an internal repairing and insuring basis with Tenant being responsible for maintaining the shop unit internally plus shopfront and liable for the apportioned building repairs of the whole .



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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	To be re-assessed by the VOA due to the space having been connected and rearranged latterly
Uniform Business Rate	£0.49.9 (2025)

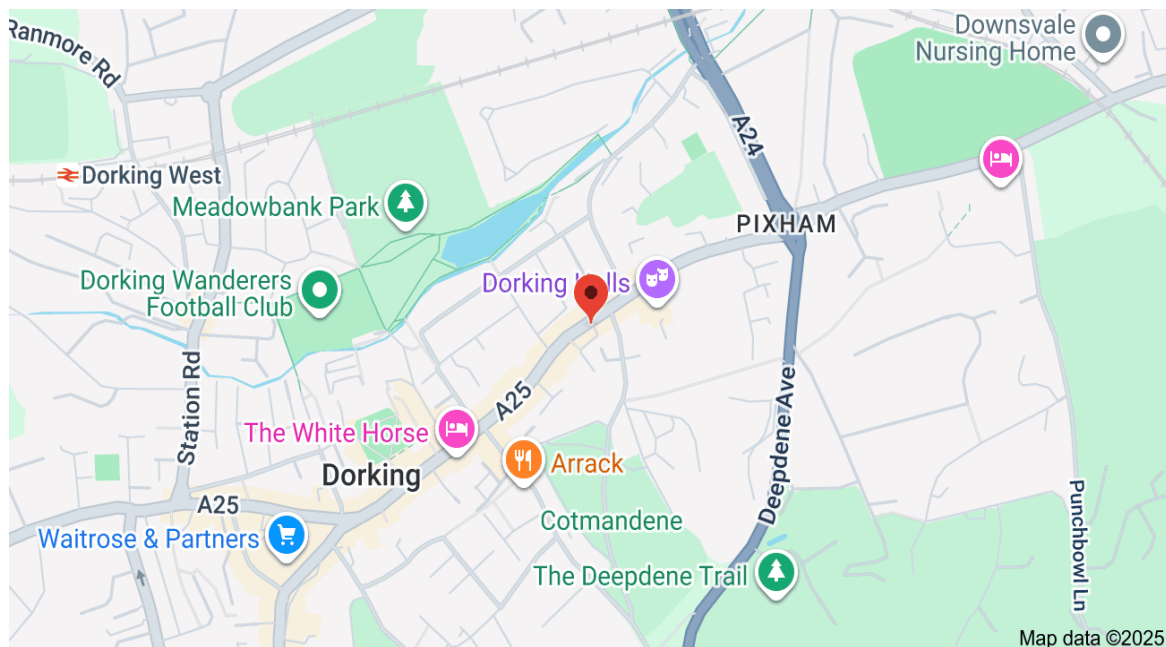
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

An EPC is available for this property. It has been rated B (38). 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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