

2 SOUTH STREET, DORKING RH4 2EL



RETAIL UNIT TO LET

**£16,000 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

- Prominent corner location
- Grade II Listed
- Retail area 475.32 sq ft (44.16 sq m)
- Basement 275 sq ft (25.55 sq m)

Situated at the junction of Dorking's three main shopping streets the property occupies a prominent corner location in the centre of the town.

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

T 01306 884685

ACCOMMODATION

The premises are arranged as a smartly presented traditional timber double fronted ground floor retail shop with WC plus internal access to the basement.

Retail area	475.32 sq ft (44.16 sq m)
Basement storage	275 sq ft (25.55 sq m)
Maximum internal width	13' 7" approximately
Maximum internal depth	38' 10"

W/C

RENTAL

£ 16,000 per annum exclusive.

VAT

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

THE LEASE

A new lease for a minimum term of 5 years on an equivalent full repairing and insuring basis.

COSTS

Ingoing tenant to be responsible for both parties legal costs.

EPC

The Premises has an EPC rating of B(49). A full copy of the EPC is available upon request.

VIEWING

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

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	£14,000
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.



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Misrepresentation Act 1967

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EPC

A compliant EPC is available for this property and is valid until 29.8.2029. A full copy of the EPC is available upon request.

VIEWING

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