

# 61 WEST STREET, DORKING, RH4 1BS



## RETAIL UNIT TO LET

**£35,000  
PER ANNUM EXCLUSIVE**



- Landmark period building over four floors
- Currently arranged as retail over ground and first flr
- Wealth of period features. Grade II Listed
- Close to the junction of West Street and High Street

Situated in West Street, famous for its antique trade, this attractive period premises is set over four floors and suitable for a variety of retail or other uses (subject to consents). Located in the heart of the town with amenities nearby the M25 at Leatherhead which is approximately 6 miles distant.

### Reigate

3 pool house bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

### Dorking

253 - 255 high street dorking surrey RH4 1RP  
email • dorking@robinsonsmb.com

**T 01306 884685**

## DESCRIPTION & ACCOMMODATION

An historic Listed Building of considerable charm predominantly of timber frame construction with a wealth of attractive features including exposed beams and open fireplaces, situated in a good trading position in West Street, close to its junction with the High Street in Dorking and ideally suited for the antiques trade. The premises are very versatile with accommodation over four floors currently arranged as BEAUTY SPA over ground and first floors with a range of treatment rooms and waiting room/relaxation areas, second and third floors used as office and ancillary plus stores. Offered in smart order with smart décor to suit the needs of the spa business laminate flooring throughout the areas offer flexibility with ample ancillary space including kitchenette and WC. The existing layout with partitioning forming the treatment rooms is easily removed.

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

### Ground Floor

Shop frontage	24'3"	7.4m
Overall depth	75'6"	23.0m
Ground Floor Retail Area	1043 sq.ft.	(96.9m <sup>2</sup> )
First Floor	1037 sq.ft.	(96.3m <sup>2</sup> )
Second Floor	421 sq.ft.	(39.1m <sup>2</sup> )
Third Floor	222 sq.ft.	(20.6m <sup>2</sup> )

**In total over 2500 sq ft (232.25m<sup>2</sup>) of Accommodation**

### RENTAL

£35,000 per annum exclusive. There is no VAT payable on the rent.

### AVAILABILITY

The premises are available for occupation during mid September 2024 following the current Tenants departure.

### VAT

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



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## THE LEASE

A new lease to be granted for a term and rent review pattern to be agreed on an equivalent full repairing and insuring basis.

## COSTS

Ingoing tenant to be responsible for both parties legal costs.

## BUSINESS RATES

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

Rateable Value	£ TBC
Uniform Business Rate	£0.493 (April 2018 – March 2019)

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 D (84). A full copy of the EPC is available upon request.

## VIEWING

Strictly by appointment with the Landlord's Sole Agent: Robinsons telephone 01306-884685.



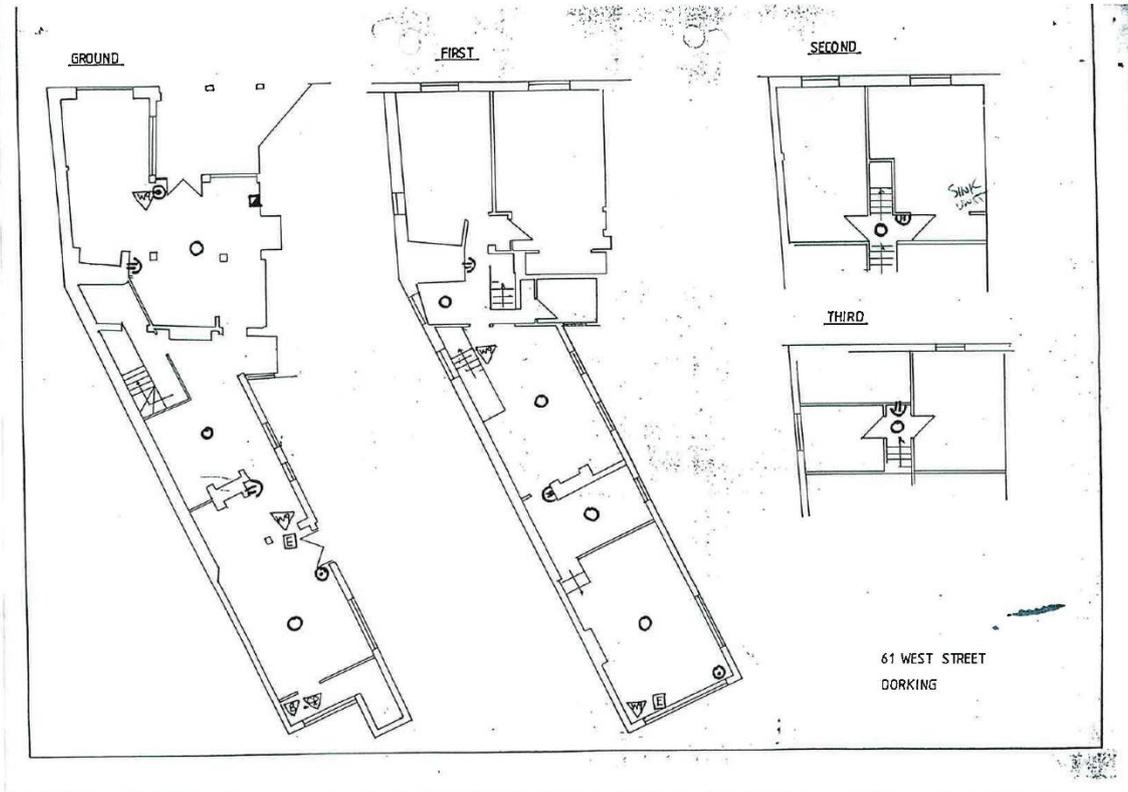
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