

116 HIGH STREET, DORKING, SURREY RH4 1BA



**PRIME 'E' CLASS SHOP UNIT WITH FIRST
FLOOR ANCILLARY SPACE PLUS FLAT – TO LET**

**£ 36,000 +VAT
PER ANNUM EXCLUSIVE**



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

- 'E' Class unit on a bold prime High Street corner
- Retail area 685 sq ft (63.66m²) plus first floor
- Versatile space would suit a variety of uses under Use Class E
- Self-contained one bedroom second floor flat

Situated in a prime location on Dorking High Street close to Sainsburys, Boots, Fat Face and St Martin's Walk. This unit would suit a variety of uses under Use Class E and is offered for let.

T 01306 884685

ACCOMMODATION

The shop unit

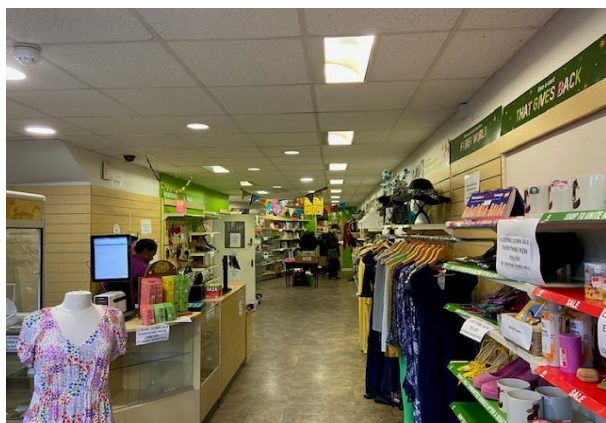
This traditional 'E' class shop unit is located in a prime raised pavement section of the High Street on a bold corner that leads from the High Street to the Sainsburys car park. This provides for the unit to have highly visible frontage and is located opposite TG Jones, Fat Face, Clarks Shoes and St Martins Walk and adjacent to Specsavers and Boots. The space is currently arranged as versatile retail area with fully glazed aluminium shopfront with central door, suspended ceilings with inset lighting, internal goods lift (tba) and an internal staircase to the ancillary first floor space.

The first floor with window to the front is rectangular and versatile, currently used as staff mess room, office and stores with kitchenette and WC and pedestrian loading access to the rear that would suit a variety of uses within E Use Class. There are two car parking spaces to the rear.

This unit is very versatile and could suit numerous uses within the existing 'E' Use Class.

Retail area	685 sq ft	(63.66m ²)
First floor ancillary	429 sq ft	(39.9m ²)
Retail Depth	8'	(2.4m)
Internal Frontage	14'3"	(4.3m)
External frontage	15'	(4.6m)

GROUND FLOOR RETAIL AREA 685 sq ft (63.66m²) N.I.A.
PLUS FIRST FLOOR ANCILLARY 429 sq ft (39.9m²) N.I.A.



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**



The flat

A self-contained one bedroom flat forming the second floor of the building is accessed from the rear car park and service area with external steps up to a veranda leading to the front door. The flat provides for a living room to the rear (11' 5" x 3'10") with serving hatch from kitchen and electric radiator and UPVC window to the rear, bedroom to the front (15' x 9'10") kitchen that requires refitting (unless addressed prior) (11'10" x 7') and bathroom that also requires updating. Updated and let as a residential Assured Shorthold Tenancy or Periodic Tenancy from 1.5.26 legislation we would expect to command a rent of circa £1,000 pcm excluding the cost of services.



RENT

£36,000 + VAT per annum exclusive for the whole.

VAT

We are advised that the premises are 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 to include the flat. The lease can include the provision for the commercial Tenant to sublet the flat forming the second floor of the building.

COSTS

Each party are to bear their own legal costs in the transaction.



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**



BUSINESS RATES

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

Rateable Value	£23,000
Uniform Business Rate	£0.49.9 (1 April 2026)

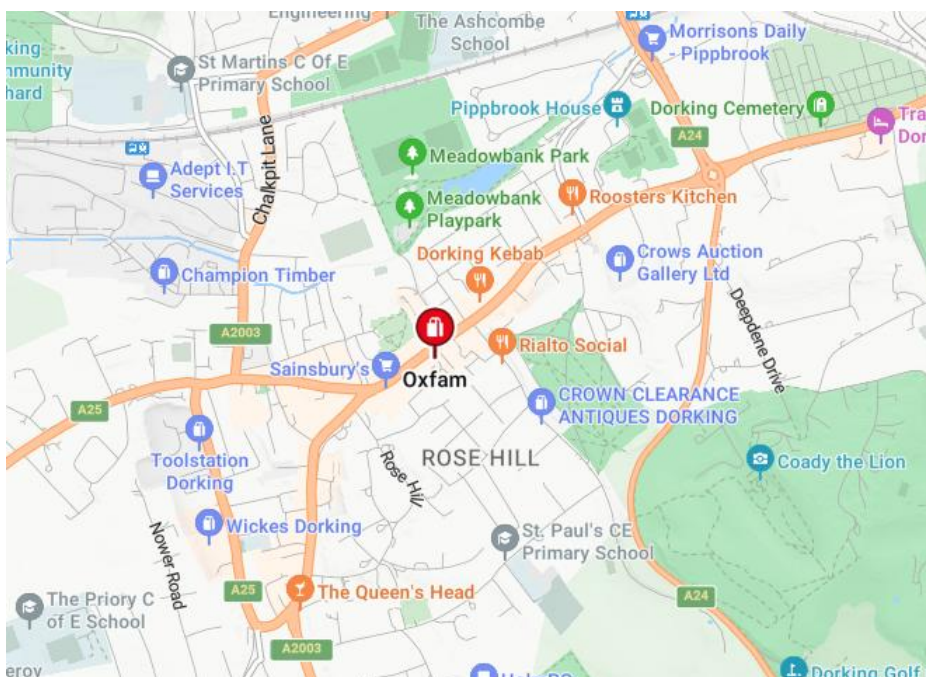
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

COUNCIL TAX

From internet enquiries the council tax band is B.

EPC

An EPC rated D (93) is available and is valid until 22.12.31.



VIEWING

Strictly by appointment only through sole Agents Robinsons 01306 884685.



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

