

20 WEST STREET, DORKING RH4 1BL



VERSATILE TWO STOREY 'E' CLASS UNIT WITH GARDEN TO LET

£23,000 PAX



- Charming GRADE II double fronted period shop
- Retail over the ground and first floors or to be used as ground floor retail and offices/ancillary uppers
- Located in West St within the conservation area
- Suitable for variety of uses under 'E' Use Class
- Delightful façade and private garden included

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

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

ACCOMMODATION

The premises comprise a charming period shop with traditional double fronted shopfront currently arranged as a deli/coffee shop with main ground floor area arranged as covers and servery counter, with raised area to the rear plus the three first floor rooms and kitchen. Outside there is a courtyard garden and external WC.

Front Retail area	273 sq ft	25.36 sq m
Rear Rooms	158 sq ft	14.68 sq m
Kitchen Area	78 sq ft	7.25 sq m
First Floor	428 sq ft	39.76 sq m

GROUND FLOOR TOTALS APPROX 431 (40.02M²)

RENT

£23,000 per annum exclusive at the prevailing rate.

VAT

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

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 (from 1 April 2026) current RV is £9300
Uniform Business Rate	£0.49.9p

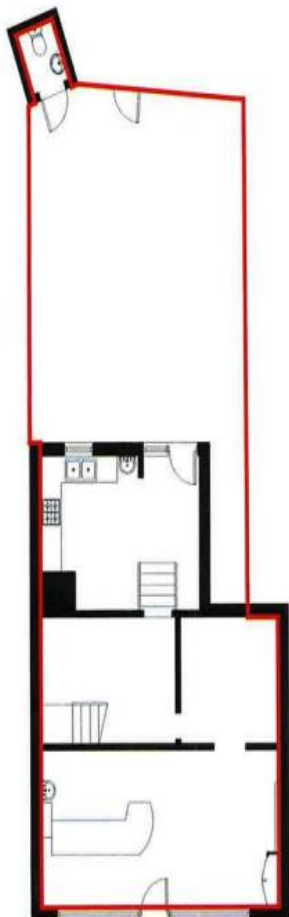
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

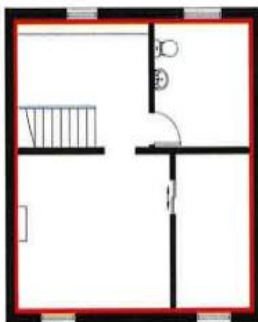
An EPC is available for this property with a B(41) rating valid until 29 January 2034.

VIEWING

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



GROUND FLOOR PLAN

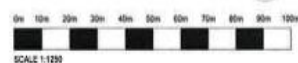


FIRST FLOOR PLAN



LOCATION PLAN

1:1250



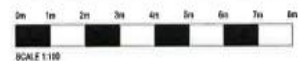
NOTES
— Extent of devised premises

PROJECT

20 WEST STREET,
DORKING,
RH4 1BL

TITLE

LAND REGISTRY PLAN



SCALE 1:100

PAPER SIZE

A3

DRAWING

102897

DATE

JAN 2026

MISURA
GEOSPATIAL



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RICS



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Misrepresentation Act 1967

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Institution of Commercial & Business Agents



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