

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](mailto:reigate@robinsonsmb.com)

**Dorking**

253 - 255 high street dorking surrey RH4 1RP  
email • [dorking@robinsonsmb.com](mailto: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 (40.02M<sup>2</sup>)**

## **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

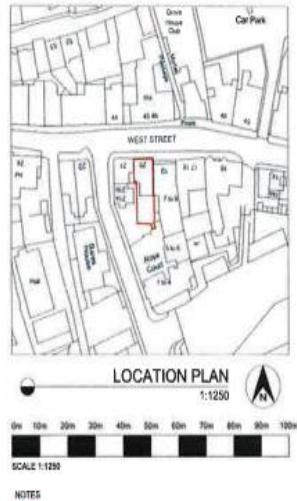
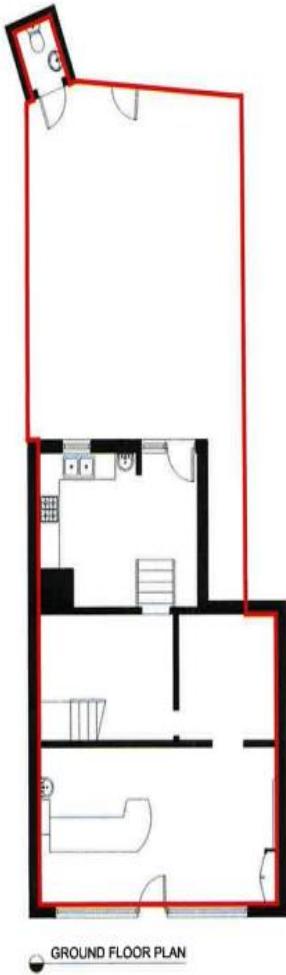
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

## **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.



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Misrepresentation Act 1967

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