

1-3 LYONS COURT, DORKING RH4 1AB



FREEHOLD SHOP FOR SALE

**OFFER IN THE REGION
£175,000**



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

- Located just off of the High Street
- Small kiosk type VERSATILE 'E' CLASS UNIT
- IDEAL FOR AN OWNER OCCUPIERS BUSINESS
- Total internal area approx. 568 sq ft (52.77 sq m)
- Wide frontage offers an excellent visibility for display and branding opportunities to shoppers entering Sainsbury's car park from the High St

LOCATION

Situated just off the High Street, this premises is located in a prominent position and suitable for a variety of retail or other uses (subject to consents) under the existing 'E' Use Class. This is within the heart of the town with car parks close by, other town amenities nearby and the benefit of straightforward road access via the A25, A24 and the M25 at Leatherhead which is approximately 6 miles distant.

DESCRIPTION

The premises are a very versatile single storey attached unit in the heart of the town and has operated as a long-established fire and stove shop. The unit is very basic in its construction and is currently arranged as an open plan retail shop/showroom area which although deep but narrow could be reconfigured to suit a new occupiers requirements. There is also a kitchenette and WC.

We consider this unit to be an ideal purchase for an owner occupier business, subject to contract, and would command an open market rent of circa £13,250 pax.

Ground Floor Retail Area	412 sq ft	(38.28m ²)
Rear Store	156 sq ft	(14.49m ²)

TOTAL AREA : Approximately 568 SQ FT (52.77m²) NIA

TENURE

The freehold interest under Title No SY43487 is being offered for sale with full vacant possession upon completion, subject to contract.

GUIDE PRICE

Guide price £175,000 for the freehold interest, subject to contract.

VAT

We are advised that the premises is not currently elected for VAT therefore VAT does not apply to the sale price.

COSTS

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

BUSINESS RATES



T 01306 884685

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Misrepresentation Act 1967

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

Rateable Value	£6,100 (from 1 April 2026 £9,600)
Uniform Business Rate	£0.49.9

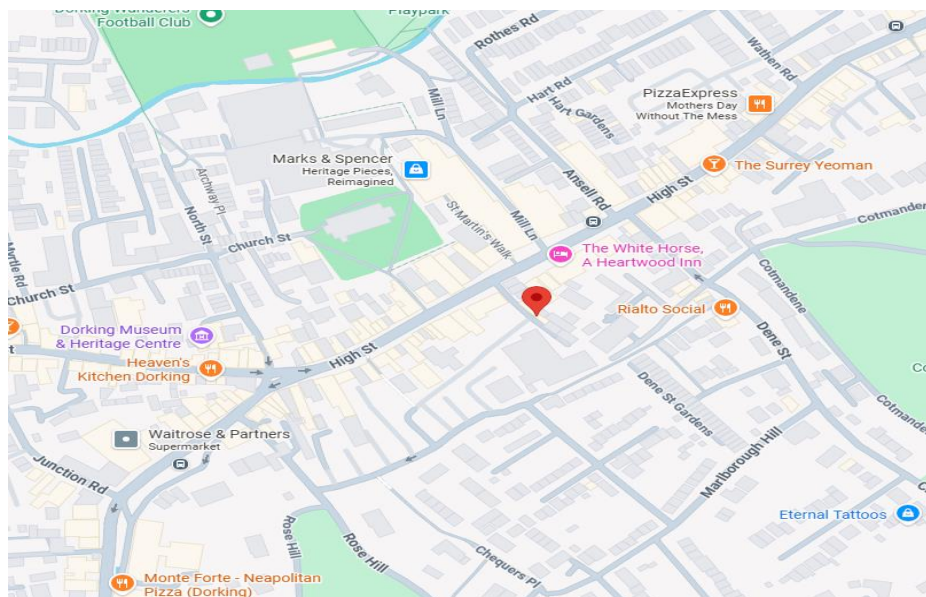
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

An EPC is available for this property. It has been rated C(60) and is valid until 27.1.34. A full copy of the EPC is available upon request.

VIEWING

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



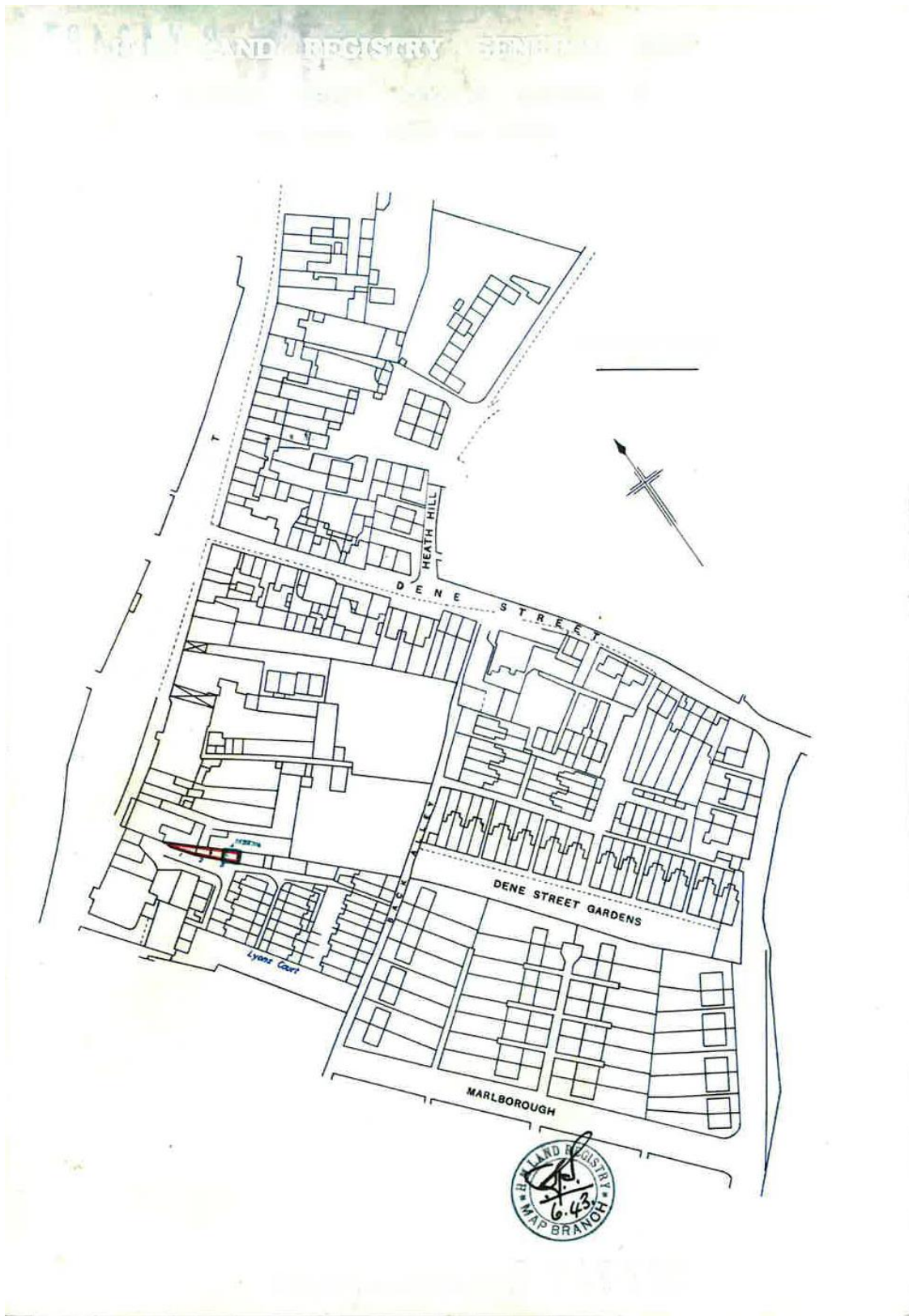
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