

## PRELIMINARY DETAILS

204 HIGH STREET, DORKING, SURREY RH4 1QR



**BEAUTY SALON FREEHOLD OPPORTUNITY  
WITH BASEMENT, TREATMENT ROOMS**

**GUIDE PRICE  
£210,000**



### 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

- Freehold sale of this shop of this shop premises currently fitted out as a beauty salon over ground floor and basement
- Vacant possession of the salon premises.
- Suits alternative uses under the existing E use class
- Flat that forms the upper parts are subject to a long lease of 999 years from 25.1.16 under Lessees Title SY833556.
- Prominent location close to car park

**T 01306 884685**

## **LOCATION**

This traditional 'E' class shop unit is located in a busy section of footfall close to Superdrug/Subway/The Works and other independent retailers.

## **ACCOMMODATION**

The premises have traded as a beauty salon for many years and is currently arranged as a reception, treatment room and staff area on the ground floor. The basement is fitted out to provide two treatment rooms plus store. The premises could form a variety of retail/office/health beauty or medical uses within the existing use class.

Ground floor	349 sq ft	(32.43m <sup>2</sup> )
Stores	10 sq ft	(0.93m <sup>2</sup> )
Basement	271 sq ft	(25.18m <sup>2</sup> ) – arranged as two treatment rooms

## **GUIDE PRICE**

Guide price £210,000 for the freehold interest under Title No: SY387982 with vacant possession of the ground floor and basement. The uppers which form a separate self-contained flat are held on a separate long lease granted for a term of 999 from 25.1.16 under Title No SY833556, subject to contract. We would regard the ERV of the property if relet to be circa £14,500 pax.

## **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	£13,000 (from 1 April 2026) current RV is £10,750
Uniform Business Rate	£0.49.9 (1 April 2023 to present)

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

## **EPC**

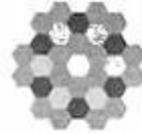
An EPC is available for this property with a rating of C(58) valid until 16 September 2034.

## **VIEWING**

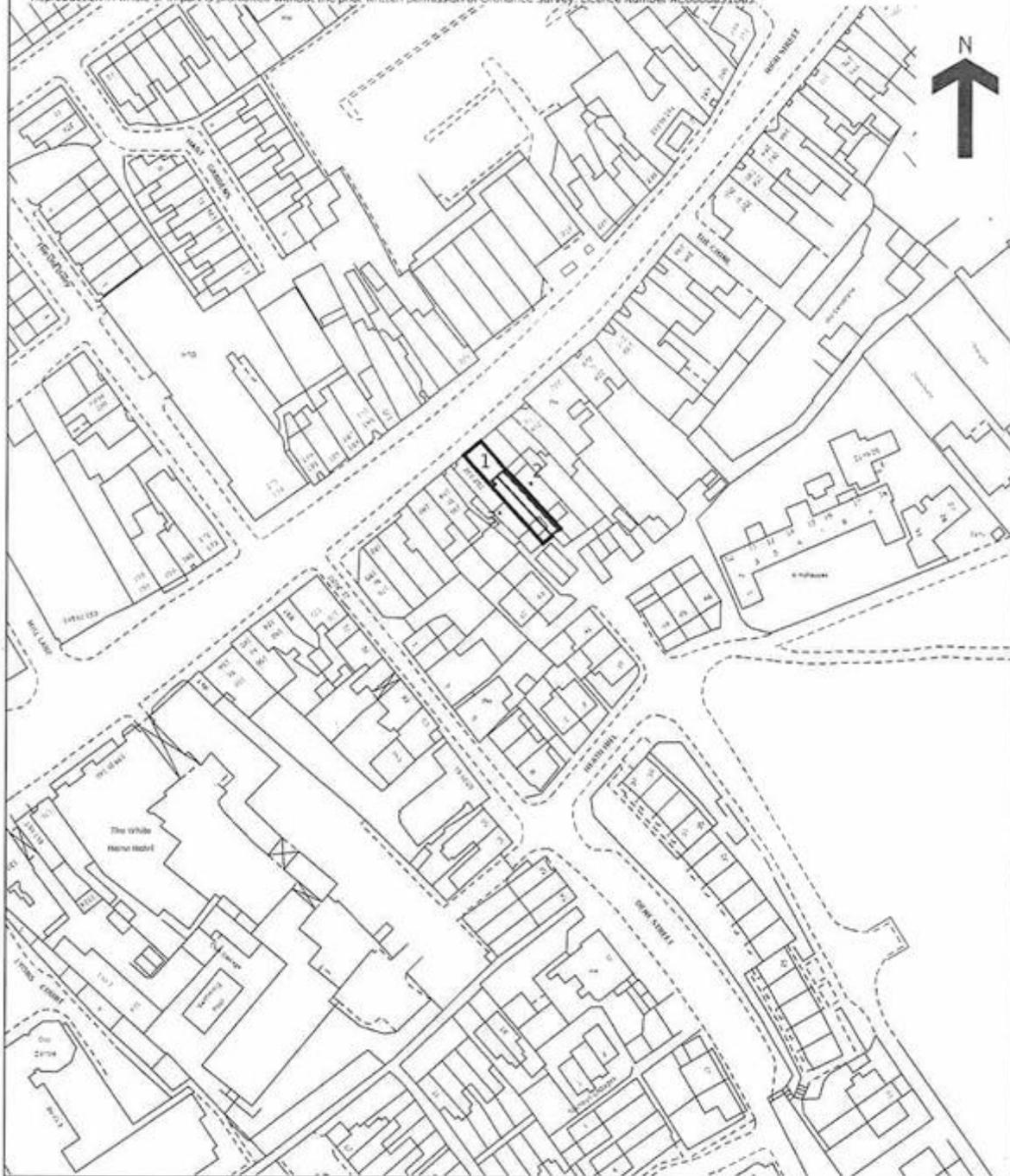
Strictly by appointment with the Landlord's Sole Agents Robinsons, telephone 01306 884685.

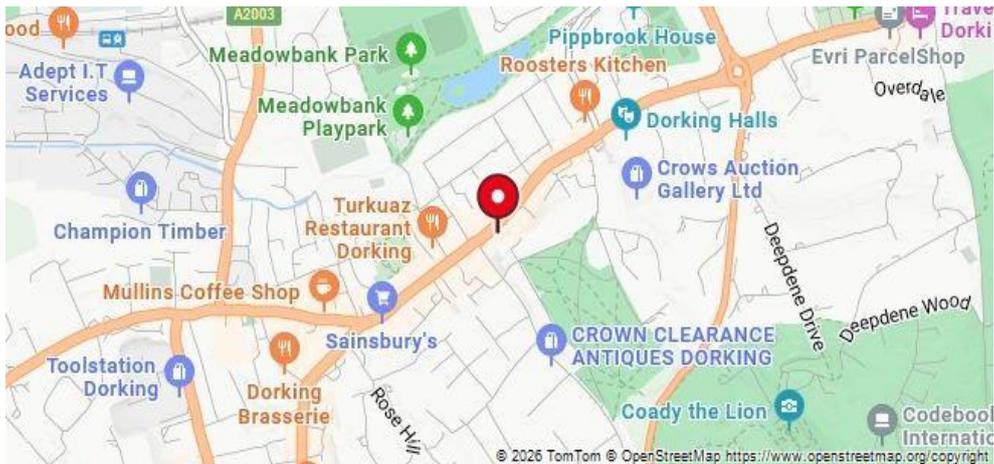
# HM Land Registry Current title plan

Title number **SY387982**  
Ordnance Survey map reference **TQ1649NE**  
Scale **1:1250**  
Administrative area **Surrey : Mole Valley**



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