

110 SOUTH STREET, DORKING RH4 2EW



**VERSATILE 'E' USE CLASS UNIT
TO LET**

**£ 15,000 PAX + VAT
EXCLUSIVE**



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

- Ground Floor 'E' Class Unit with Basement offering excellent versatility for numerous uses.
- Ground floor business space 455 SQ FT (42.27 m²)
- Suitable for a variety of uses within 'E' use class including food and beverage STPP
- Forecourt to the front – good for display/signs/tables
- Rear Garden

T 01306 884685

ACCOMMODATION

The premises is a ground floor 'E' use class unit that has traded as a decorating supply shop for decades and located opposite to local pay and display car park plus there on street parking closeby. This unit is located within a short walking distance of Waitrose and numerous other independent shops and benefits from a high volume of passing traffic along the A25 South Street Dorking travelling west. In the one way system. The unit comprises a versatile ground floor retail area plus a rear room/office/stores and basement with two very useable basement rooms. Externally there is a small forecourt to the front , ideal for display and signs and rear garden.

Ground Floor Retail	346 SQ FT	(32.15 m ²)
Rear office/staff room	109 SQ FT	(10.13 m ²)
Basement Area	306 SQ FT	(28.43 m ²)

NET GROUND FLOOR INTERNAL AREA APPROX 455 SQ FT (42.27 m²)

RENTAL

£15,000 plus VAT per annum exclusive.

VAT

We are advised that the premises is elected for VAT.

THE LEASE

A new lease to be granted for a term and rent review pattern to be agreed on an equivalent full repairing and insuring basis.

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	£9,800
Uniform Business Rates	£0.49.9 (April 2023 – present)

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



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**

T 01306 884685



EPC

An EPC is available for this property. It has been rated E (120) and is valid until 6.3.28
A full copy of the EOC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Joint Sole Agents Robinsons, telephone 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**

T 01306 884685

