

**26A DENE STREET, DORKING RH4 2BZ**



**FREEHOLD 'E' USE CLASS SINGLE STOREY BUSINESS UNIT - FOR SALE** **OFFER IN THE REGION £145,000**



**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

- Within a short walk just off of the High Street
- VERSATILE 'E' CLASS WORKSHOP/OFFICE UNIT
- IDEAL FOR AN OWNER OCCUPIERS BUSINESS
- Total internal area approx. 826 sq ft (77 sq m)
- Current frontage offers window display space plus loading door to the workshop section.
- Small one car front forecourt

## 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 and particularly the Dene Street pay and display car park a few steps away, 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 workshop and sales area. The original section is brick built under a pitched slate roof with loading door to the front and velux window providing natural light. A single storey sloping flat room addition with glazed frontage offers retail/office space and is current partitioned to provide retail and office space plus kitchenette . There is a WC within the workshop area . The unit is very basic in it's construction and could be reconfigured to suit a new occupiers needs . There is a forecourt to the front included within the title providing parking for one vehicle.

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 £ 11,600 pax based on £14 psf.

|                   |           |                     |
|-------------------|-----------|---------------------|
| Floor Retail Area | 398 sq ft | (37m <sup>2</sup> ) |
| Workshop          | 428 sq ft | (40m <sup>2</sup> ) |

**TOTAL AREA : Approximately 826 SQ FT (77m<sup>2</sup>) NIA**

## TENURE

The freehold interest under Title No SY159024 is being offered for sale with full vacant possession upon completion, subject to contract.

## GUIDE PRICE

Guide price £145,000 for the freehold interest, subject to contract with vacant possession.

## TIMING

The premises are being sold by owner occupiers who can offer vacant possession swiftly.



**T 01306 884685**

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

### **Misrepresentation Act 1967**

Robinsons including [www.dorkinglettings.com](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://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



## 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

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

|                       |                            |
|-----------------------|----------------------------|
| Rateable Value        | £7,000 (from 1 April 2026) |
| 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 being commissioned.

## VIEWING

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



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

### **Misrepresentation Act 1967**

Robinsons including [www.dorkinglettings.com](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://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

