

67 WEST STREET, DORKING RH4 1BW



RETAIL UNIT TO LET

**£34,000 + VAT
PER ANNUM 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

- Former HSBC bank premises
- Retail area approx. 957 sq ft (89m²) plus large basement available by separate negotiation
- Bold prominent frontage facing Pump Corner
- Attractive façade with deep return frontage
- Frontage enjoys the busy A25/West St passing traffic
- Could suit a number of E class uses (no hot foods)
- The remainder of the building will form new flats

T 01306 884685

LOCATION

Situated on the prominent Pump Corner junction where West Street/South Street/North Street A25 converge this former bank premises sits in the heart of the town on this busy and visible junction. There are pay and display car parks just a few steps away in North Street and Church Street. Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

ACCOMMODATION

Robinsons are delighted to offer for rent the ground floor and basement of this landmark former bank building with imposing return frontage offers great commercial appeal. The building is being redeveloped into residential flats over the rear of the ground floor and uppers leaving the commercial unit with large basement for commercial use and is suitable for a variety of uses with Use Class E but restricted with **no hot food operations invited to take a lease.**

The premises are offered to the market comprising of the ground floor totalling approx. 1050 sq ft GIA from which WC's kitchen and ancillary will need to be created and includes the existing strong room ideal as kitchen or stores PLUS the large basement of approx. 1099 sq ft with good head height forms useable space that could form business space or ancillary as a new occupier requires. As the basement has separate access from the common parts and may require tanking this area is available to let by negotiation. The main E class unit is readily available for occupation.

**GROUND FLOOR AREA APPROX 1050 SQ FT (98 m²) PLUS LARGE BASEMENT
1099 SQ FT (102 m²)GIA**



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Misrepresentation Act 1967

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RENTAL

£34,000 per annum exclusive plus VAT. For the ground floor E class unit. Basement by separate negotiation.

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 to bear their own legal costs in the matter.

BUSINESS RATES

To be reassessed once the building is remodelled.

EPC

An EPC is available for this property. It has been rated D (90). A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Agents.

Robinsons

Contact: Steven Lane
Tel: (01737) 229201
www.robinsonsmb.com

Franklin Commercial

Contact: Simon Franklin
Tel: 020 7117 2526 533733
www.bracketts.co.uk



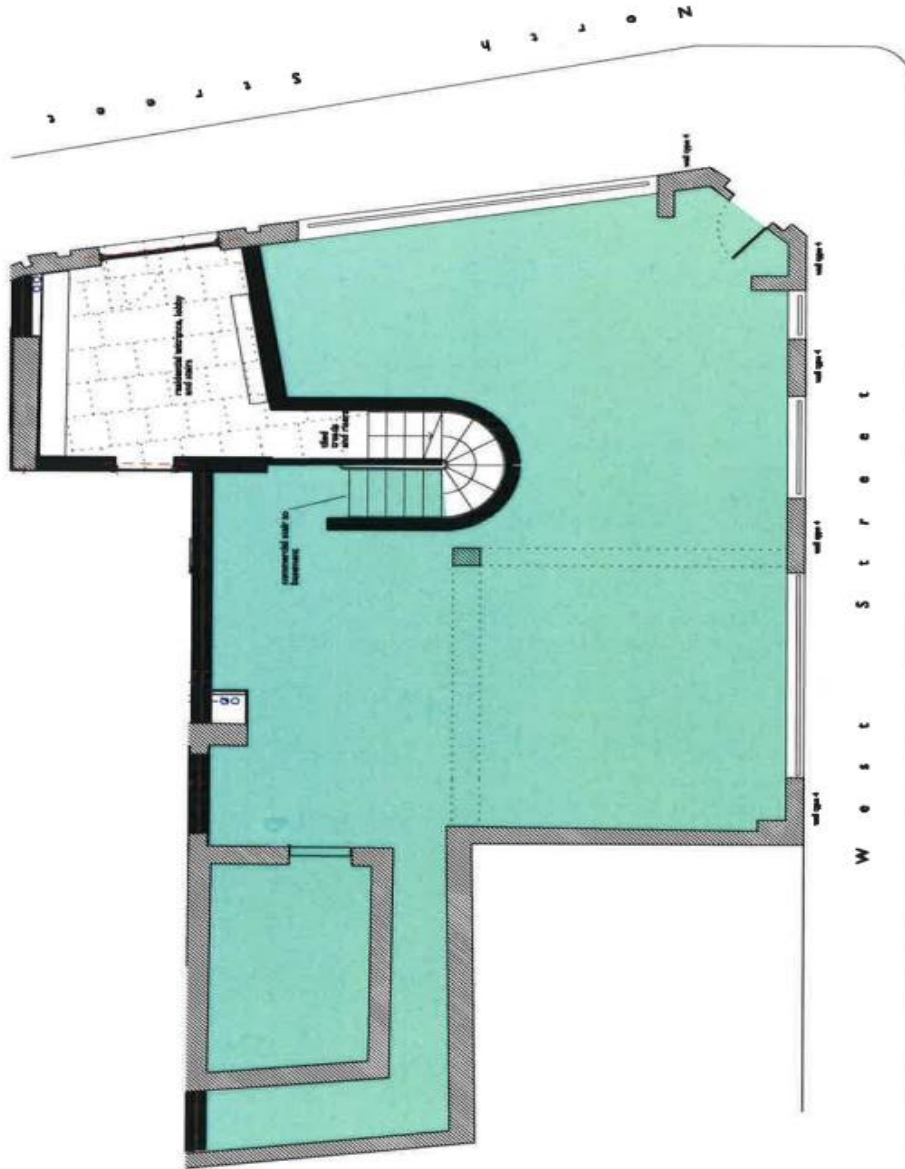
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CAROL GALLOY ARCHITECT 400 Cannon Road 10000 London 020 7092 2000 www.carolgalloy.com	HSBC Dorking 67 West St, BH4 1SW
	commercial floor ground
REFERENCE: 004 - 00	SCALE: 1:100 A4, 1:100 A3 DATE: November 2014

101m2 commercial space



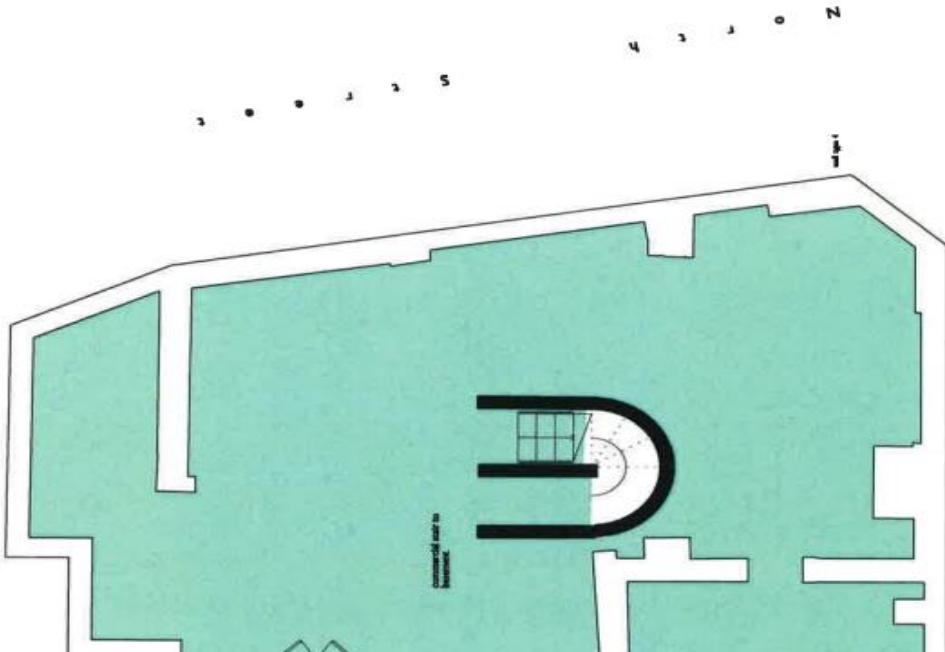
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GUNOR GALLOY ARCHITECT 10th Floor 100 St. James Street Dublin 8 Ireland Tel: +353 1 409 2000 Fax: +353 1 409 2001 Email: info@gunorgalloy.ie	H5BC Dorking 67 West St, RH4 1BW
	DRAWING: commercial floor lower ground
REVISION No.: 094 - 81	SCALE: 1:100 A1 1:100 A2 DATE: November 2015

S t r e e t

