

UNIT 23, ST MARTIN'S WALK, DORKING RH4 1UT



SHOP UNIT TO LET

£20,000 PA + VAT



Reigate

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email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
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- Stylish fronted retail unit
- Currently arranged over ground flr & basement
- Retail area approx 570 sq ft & basement 262 sq ft
- Prime location

We are delighted to offer this stylish retail unit on the entrance to St Martin's Walk shopping development and close to the High Street entrance. Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approx. 6 miles distant.

T 01306 884685

ACCOMMODATION

This most appealing ground floor plus basement retail unit benefits from a charming brick arched frontage and fully glazed return and recessed lobby on the main footfall into St Martins Walk from the High Street. This unit could suit a variety of retail/health/office uses under the current and versatile newly introduced Use Class 'E' and is open plan to the ground floor with kitchenette and WC to the rear or could be partitioned to suit the occupier. The spacious basement is accessed from an internal staircase and offers good head height and is arranged as three rooms. The unit is offered in freshly decorated order with electric heating.

St Martins Walk benefits from a mix of local retailers and multiples as well as the farmers market and Marks and Spencer as the anchor Tenant. Facilities include parking for over 400 vehicles, free public toilets and changing and bike racks.

Unit 23

Retail Area	570 sq ft (52.95 sq m)
Spacious basement	262 sq ft (24.34 sq m)
Frontage	19 ft (4.87 m)
Shop depth	29 ft (6.40 m)

RENTAL

£20,000 per annum exclusive plus VAT at the prevailing rate. There is also a service charge payable annually of £2,880.60 + VAT for the current year. The insurance premium for the year is £536 pa. These figures are valid until 30.3.2024.

VAT

We are advised that the premises are elected for VAT.

THE LEASE

A new lease is offered direct from the Landlord for a term and rent review pattern to be agreed. The tenant is responsible to keep the premises in repair and to contribute to the upkeep of the structure, common parts, insurance, etc via a service charge. The current s/c is to be confirmed but is expected to be around £3200 pax + VAT . Insurance premium tbc but the premium for last year was £317 as a guide.

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	£18,500	
Uniform Business Rate	£0.49.9	(1 April 2023 to March 2024)

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(62) and is valid until 20.10.30. A full copy of the EPC is available upon request.

VIEWING

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



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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