

305 HIGH STREET, DORKING, SURREY RH4 1RE



RETAIL UNIT TO LET

£14,500

Per annum exclusive



- 53.51 sq m (576 sq ft) with rear store and W/C
- Forecourt
- High Street location
- Available May 2024

Located at the eastern end of Dorking High Street close to Dorking Halls and Dorking Sports Centre. The unit is suitable for a variety of uses subject to any necessary consents being obtained. Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

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

T 01306 884685

ACCOMMODATION

Approx 53.51 sq m (576 sq ft) with rear store room, suspended ceiling light panels, kitchen and WC.



LEASE TERMS

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

RENTAL TERMS

£14,500 per annum exclusive.

VAT

We are advised that the premises is not elected for VAT at present.

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	£8,500
Uniform Business Rate	£0.49.9p (2023 – present)

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



EPC

Shop has been rated C (55) and remains valid until 6.6.2032. A full copy of the EPC is available upon request.

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 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**

