

266 HIGH STREET, DORKING RH4 1QT



SHOP UNIT TO LET

£18,000
PER ANNUM EXCLUSIVE



- NEW 'E' CLASS UNIT TO LET
- Prominent Dorking High Street frontage next to the new Post Office
- Part of a new mixed redevelopment scheme
- Retail 540sq ft (50sq m2) as clear open plan space
- Versatile and would suit numerous uses

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

This unit is situated in the eastern part of the High 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.

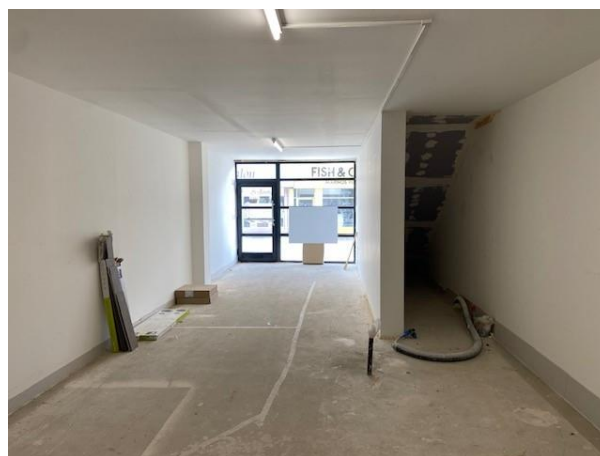
T 01306 884685

ACCOMMODATION

THIS NEWLY CONSTRUCTED 'E' CLASS/SHOP UNIT forms part of a new build scheme comprising this ground floor commercial unit to the front of the building on the ground floor with the rear and uppers all forming stylish brand new flats which the Landlord will retain and let. This unit will offer the occupier a new single level open plan space with new fully glazed shopfront, ceiling and lighting finished to a 'white box' spec reader for the incoming Tenant to fit out. The premises could suit a wide variety of occupiers including office/health/beauty/medical and could be partitioned as required by the incoming Tenant to provide offices/treatment rooms/stores.

| | |
|-------------------|---------------|
| Internal depth | 40 ft (12.9m) |
| Internal width | 14'3" (4.35m) |
| External Frontage | 15 ft (4.57m) |

TOTAL NIA APPROX 540 SQ FT (50m²)



RENTAL

£18,000 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 | £16,750 |
| Uniform Business Rate | £0.49.9 (April 2023 – present) |

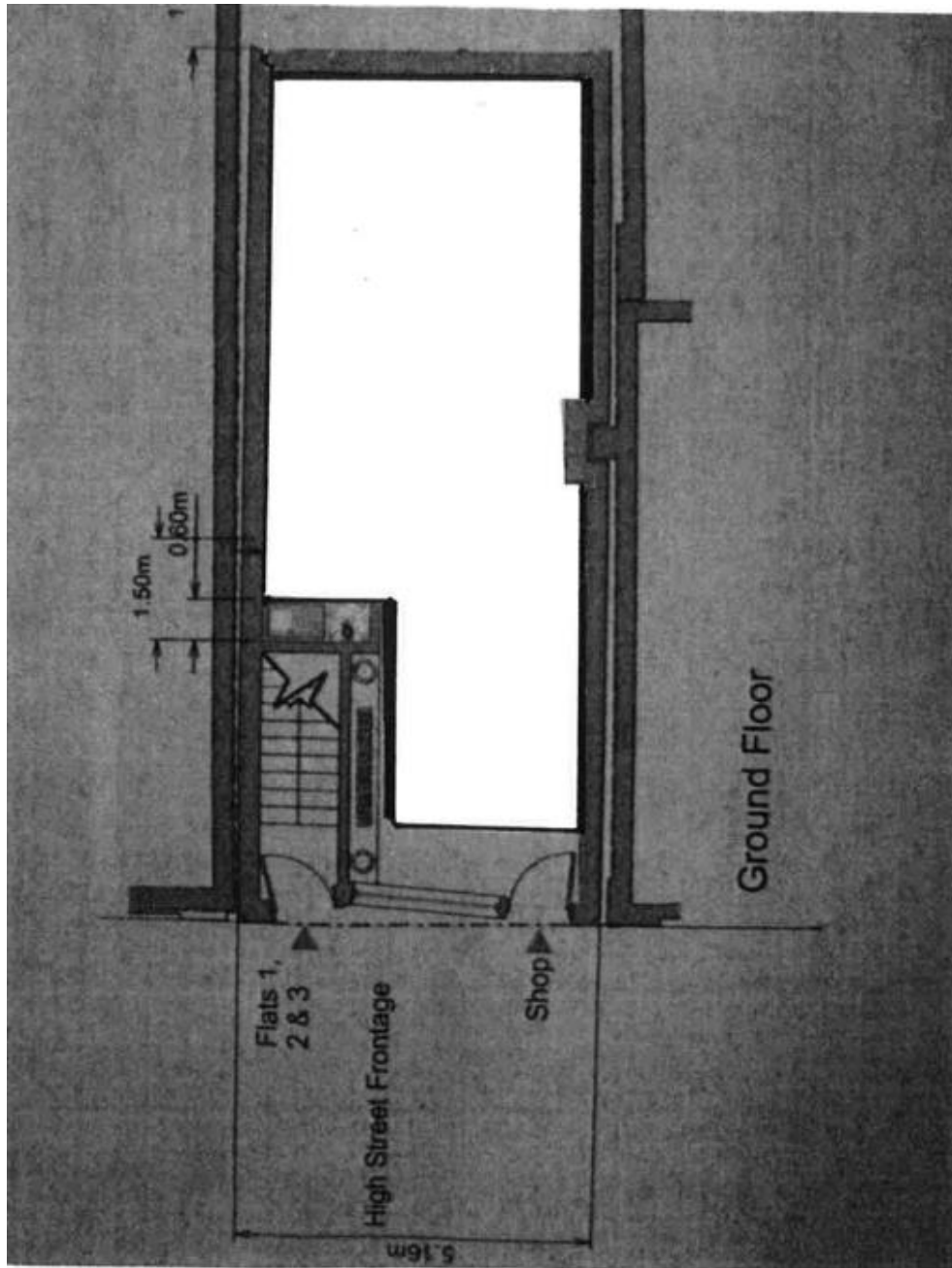
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

A new EPC will be provided once the building works are completed.

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

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**

