

# 63 WEST STREET, DORKING, SURREY RH4 1BS



## GROUND FLOOR E CLASS UNIT AVAILABLE TO LET/MAY SELL

£11,500 PA FOR LET  
OFFERS IN THE REGION OF £190,000  
FOR FREEHOLD INTEREST



### 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

- Traditional E Class ground floor unit with timber shop front on this busy thoroughfare
- 308 sq ft (28.62m<sup>2</sup>)
- Could suit a variety of uses within 'E' use class
- Clear retail/business space with basement fronting the busy West Street/A25 frontage with slow moving traffic.
- Sought after West Street renowned for the antiques, gallery furniture and related occupiers.

**T 01306 884685**

## LOCATION

Situated in a good trading position in West Street, close to its junction with the High Stret in Dorking and ideally suited for the nearby car parks with amenities nearby.

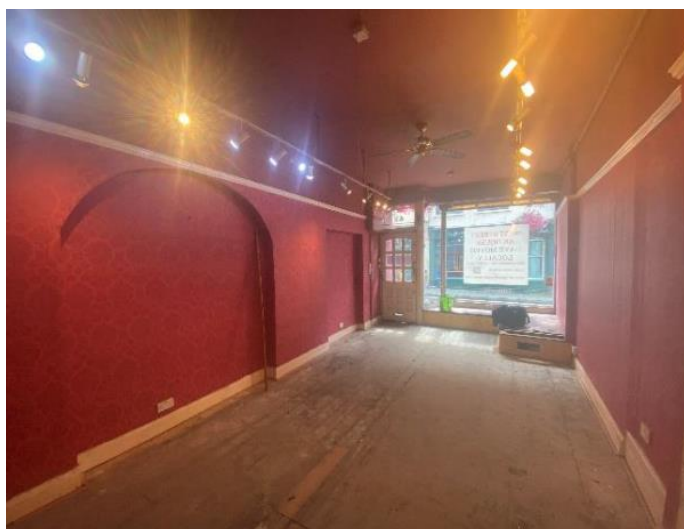
## ACCOMMODATION

The premises comprises a traditional rectangular shape E use class unit offering versatile accommodation for a wide variety of business uses with small recess to the rear and floor hatch leading down to a basement plus WC and Tea point.

The unit is offered in a shell with traditional timber fronted three-quarter glazed shop front and pedestrian access to the rear is shared with residential upper parts. There is a useful basement area but is only accessible by a floor hatch from the staircase down ideal for occasional storage. The unit could suit a variety of business uses within a use class although there will be restriction on noise and no hot food operations due to the residential uppers.

Retail Area 308 sq ft (28.62m<sup>2</sup>)

Basement 64 sq ft (6m<sup>2</sup>)



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Our Client has regained vacant possession of the whole building and is offering either for Let or to sell the ground floor commercial unit with basement whilst retaining the upper parts for conversion to residential.

Robinsons are favoured with instructions to seek a new occupier whether a tenant or purchaser who in turn will then grant the long leases to the upper parts. Either option is available.

### RENT

£11,500 per annum exclusive for a new lease to be offered for a term and rent review pattern to be agreed by the Landlord and equivalent to a fully repairing and insuring basis.

### PRICE FOR SALE

Offers in the region of £190,000 for the sale of the freehold interest with vacant possession of the commercial unit and granting of the long leasehold interest to the residential upper parts.

### 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	£11,500
Uniform Business Rate	£0.49.9 (1 April 2023 to present)

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

### EPC

An EPC will be commissioned once building works are completed.

### VIEWING

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



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