

297 HIGH STREET, DORKING RH4 1RE



VERSATILE 'E' CLASS UNIT TO LET  
WITH PROMINENT ROAD FRONTAGE

£14,000 per annum



- Ground floor unit with spacious basement
- Prominent road frontage close to Dorking Halls
- Close to pay and display car parks and leisure centre
- Would suit variety of office/retail uses under use Class E
- Includes kitchenette, two WC's and basement

**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**

## LOCATION

Located at the eastern end of Dorking High Street close to Dorking Halls and Dorking Sports Centre with a bold junction frontage facing the High Street . The unit is suitable for a variety of uses within E Use Class and 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.

## ACCOMMODATION

We are pleased to offer for let which is currently arranged as a retail/front office with the glazed timber shopfront, portioned to form a office room behind leading to staff room/kitchen. Stairs lead to a first floor kitchen and two WC's. There is a basement with internal access which contains services and pedestrian access to the rear across shared accessways. There is a front forecourt that potentially enables off street parking for one car but we are unsure if access across the public pavement is permissible. It does however assist with the prominence of the shopfront

Retail:	449 sq ft (41.72 sq m)
Rear store/office:	88 sq ft (8.18 sq m)
Basement:	438 sq ft (40.69 sq m)
First floor kitchen	24 sq ft (2.23 sq m)
External Frontage :	17 ft
Retail Depth :	33'

## 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

£14,000 per annum exclusive.

## AVAILABILITY

The premises is available for immediate occupation.

## 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	£6,600
Uniform Business Rate (2023 – present)	£0.49.9p

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

## EPC

Shop has been rated C (65) and remains valid until 11.7.2033. A full copy of the EPC is available upon request.

## VIEWING

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



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