

**98 SOUTH STREET, DORKING RH4 2EW**



**VERSATILE 'E' USE CLASS UNIT  
TO LET**

**£ 12,000 PAX + VAT  
EXCLUSIVE**



**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

- Grade II Listed unit with prominent frontage with forecourt
- 320 sq ft retail (29.73m<sup>2</sup>)
- Suitable for a variety of uses within 'E' use class
- Charming space within a refurbished period building offering bright and smart business space
- One car off street parking space to the rear

**T 01306 884685**

## ACCOMMODATION

The premises is a ground floor 'E' use class unit kiosk type unit within this historic landmark building presented in excellent order. The unit comprises of nice bright and wide retail/office/treatment space with original features and piers. There is a new kitchenette and WC to the rear of the unit.

Office area 320 sq ft (29.73m<sup>2</sup>)

### **NET INTERNAL AREA APPROX 320 SQ FT (29.7 m<sup>2</sup>)**

Parking for one car at the rear.



## RENTAL

£12,000 plus VAT 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.



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**



**BUSINESS RATES**

From internet enquiries only the business rate assessment is as follows:

Rateable Value                                    £ Assessment to be confirmed

Uniform Business Rates                        £ (April 2023 – present )

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

**EPC**

There is no EPC commissioned due to the property being listed.

**VIEWING**

Strictly by appointment with the Landlord’s Joint 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**

