

**224, 228, 230 & 232 HIGH STREET, DORKING, SURREY
RH4 1QR**



**FULLY LET MIXED USE FREEHOLD
INVESTMENT FOR SALE – INCL 5 FLATS**

**GUIDE: OFFERS IN EXCESS
OF £1.375 M**



Reigate

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Dorking

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- Three fully let E Class Units and four flats each subject to an AST on Dorking High Street, plus one long leasehold flat held on a 125 year lease
- Combined annual rent of £106,400 pax
- Potential for rental growth
- Rare opportunity in the heart of Dorking

T 01306 884685

DESCRIPTION

The **FREEHOLD INVESTMENT UNDER TITLE NO SY676579** comprises three High Street retail units and five residential flats forming the upper parts of 230. Four of the flats are currently let on an Assured Shorthold basis and one three bedroom flat is included but is subject to a long lease (125 years granted from 27.2.98) held under Title No SY678396.

This investment portfolio has been let by the current owners for two decades and offers a great opportunity to a new Landlord.

SHOPS

224 High Street – A ten year FRI Lease from 17 September 2024 – expiring 29th September 2034.

228 High Street – A five year FRI Lease from 24 July 2023 expiring 24 July 2028. Upward only rent review and tenant only break on 24 July 2026.

230 High Street – A fifteen year FRI Lease from 16 March 2011 expiring 2026.

TENURE FOR SHOPS

Sale of the freehold interest under Title No SY676579 subject to the following leases:

Address	Tenant	Start Date	Expiring Date	Passing Rent	EPC
224	Nguyen (Nail bar operator)	17.9.24	29.9.24	£16,250	C (55)
228	Sajdeva (Mobile phone retail & repairs)	24.7.23	24.7.28	£12,000	A new EPC is being commissioned.
230	Headmasters (Ladies Hair Salon)	16.3.11	16.3.26	£35,350	B (48)

FLATS

The flats themselves have been let by the current owners for many years. Each unit has benefitted from continuous lettings being located on the High Street.

Flat A, One bedroom self-contained first floor flat with living room, kitchen, bedroom, bathroom

Flat B, Two bedroom first floor flat to the rear with living room, separate eat-in kitchen and bathroom

Flat C, Second floor studio flat to the front, latterly redecorated with separate kitchen and bathroom

Flat D, Second floor one bedroom flat to the rear with separate galley kitchen and bathroom.

First/second floor flat over 224/226 High Street . Three bedroom flat subject to a 125 year long lease granted from 27.2.98 at a peppercorn annual Ground Rent .

All flats are situated above the commercial units

TENURE OF FLATS

Sale of the freehold interest is subject to the following residential tenancies:

Address	Tenant	Start Date	Current Rent (pa)	EPC
Flat A	Private Tenant	1.6.17 - Periodic	£9,600	E (46)
Flat B	Private Tenant	31.7.20 - Periodic	£11,400	D (61)
Flat C	Private Tenant	26.4.24	£10,400	D (65)
Flat D	Private Tenant	12.7.24	£11,400	C (75)
First/second floor flat over 224/226 High Street	Long leasehold flat Title No SY678396	27.2.1998	Peppercorn	

RENTAL INCOME

Collectively the three shop units and four residential flats provide a total rent of £106,200 pa. Exclusive . The four flats on an AST basis produce an income of £42,800 pax and the commercial element comprising the three shops £63,300 pax gross.

GUIDE PRICE

Offers in excess of £1.36m, subject to contract, for the freehold interest subject to the existing four Assured Shorthold Tenancy leases granted to flats A to D.

SERVICES

We understand that all parts have the benefit of gas, electric and water supply and each Tenant is responsible for said costs.

VAT

We understand that the premises are not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

BUSINESS RATES

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

224 High Street

Rateable Value £12,750
Uniform Business Rate £0.49.9 (April 2023 – present)

228 High Street

Rateable Value £7,400
Uniform Business Rate £0.49.9 (April 2023 – present)



230 High Street

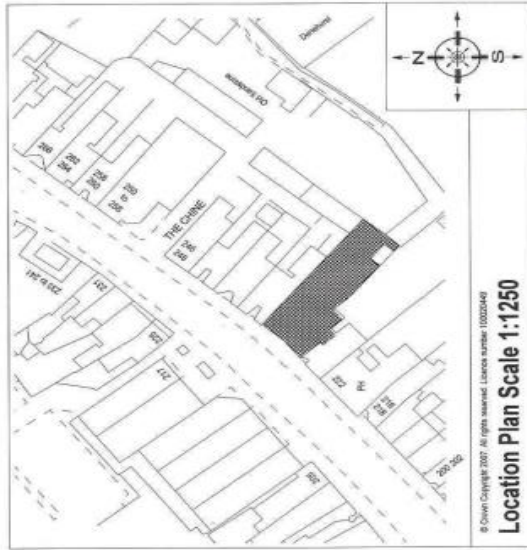
Rateable Value £20,000

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.

VIEWING

Strictly by prior appointment only through sole agents: **ROBINSONS 01306 884685**



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Location Plan Scale 1:1250

Property Address:

**Flat D
 232 High Street
 Dorking,
 Surrey RH14 1QR**

Approx Gross Internal Area:

Communal Area
 19 sq m / 204 sq ft
 Flat D
 31 sq m / 334 sq ft

Scale:

1 : 250 (On A4)
 Unless Stated
 Otherwise



FLOORPLAN © 2010 01483 755510 Ref. 72739
 Any queries regarding this plan should in the first instance be referred to the FLOORPLANZ team.
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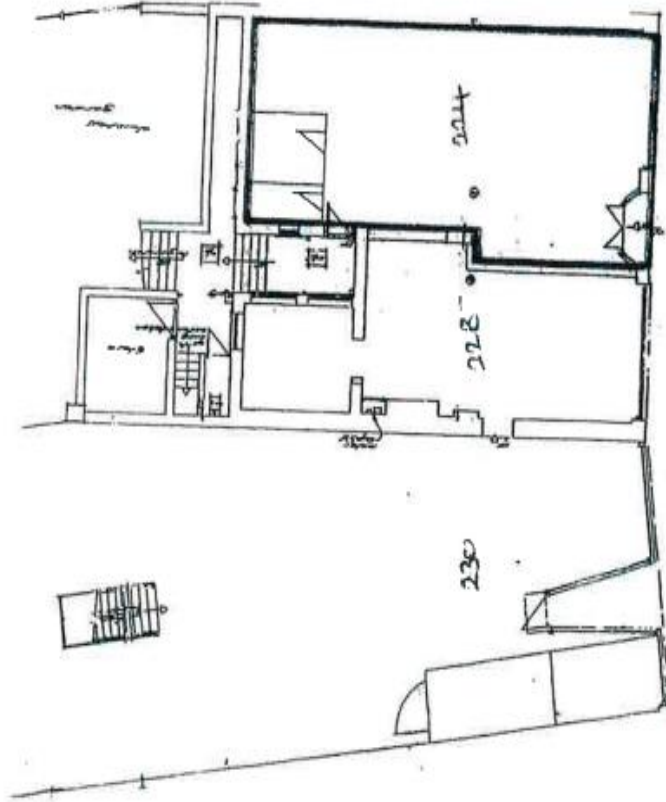
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