

**6 WEST STREET, DORKING RH4 1BL**



**FREEHOLD SHOP WITH BASEMENT  
FOR SALE – VACANT POSSESSION**

**GUIDE PRICE £220,000**



**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

- RARE OPPORTUNITY - VACANT POSSESSION  
FREEHOLD SHOP IDEAL FOR OWNER OCCUPIER
- Busy trading position close to Pump Corner  
junction of West Street/High Street/South Street
- Charming shop with traditional shopfront
- Useful basement access via staircase
- Sale due to owner occupiers retirement - could  
equally suit an owner/occupier or investor.

**T 01306 884685**

## LOCATION

Situated towards the top of West Street famous for its antique trade, this attractive character premises is located in a prominent position and suitable for a variety of retail or other uses (subject to consents) under the existing 'E' Use Class. This is within the heart of the town with the West Street and other car parks close by, other town amenities nearby and the benefit of straightforward road access via the A25, A24 and the M25 at Leatherhead which is approximately 6 miles distant.

## THE OPPORTUNITY & DESCRIPTION

Robinsons are delighted to offer for sale the vacant ground floor and basement premises under the freehold title SY 424387 .The premises are very versatile having operated as a long-established fabric shop by the current owner who is now seeking to retire. The ground floor is currently arranged as an open plan retail area across the ground floor which could be reconfigured to a new occupiers requirements, and internal staircase to the basement. The traditional  $\frac{3}{4}$  depth glazed timber painted shopfront with deep fascia enhances appeal. There is also a kitchenette and WC plus fire escape to the rear. This vacant possession freehold opportunity is ideal for either an owner occupier buyer or investor seeking a traditional and well located shop unit in the heart of Dorking. **We consider that the shop and basement has an ERV of circa £14,500 pax.**

The Vendor would offer to lease back the shop unit for one year at £15,000 if appealing to the buyer.

In addition the freehold title SY424387 has granted two leases to the two residential flats – 6A West Street and 6B West Street that we believe pay a peppercorn ground rent and share of the overall buildings insurance premium (details are available upon request).

## ACCOMMODATION

The premises are versatile being open plan as a retail unit with basement, kitchenette and WC .

Note: A pedestrian right of way for escape in emergency is available at rear of property.

Shop frontage	13 ft	3.96 m
Overall depth	31 ft	9.45 m
Ground Floor Retail Area	392 sq.ft.	(36.42m <sup>2</sup> )
Basement	109 sq.ft.	(10.13m <sup>2</sup> )

### **RETAIL AREA : Approximately 392 SQ FT (36.42m<sup>2</sup>) NIA**

## TENURE

Shop : The Freehold interest is being sold with the shop and basement as full vacant possession under Title no SY424387.

Flat 6A: A 99 year lease has been granted from 25.3.84 under SY542126

Flat 6B : a 125 year lease has been granted from 25.3.84 under SY542126



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**

T 01306 884685



## **GUIDE PRICE**

A guide price of Offers in the region of £220,000 is sought for the freehold interest subject to contract and vacant possession of the shop unit and basement and the leases granted and notice on the separate residential upper parts.

## **VAT**

We are advised that the premises is not currently elected for VAT therefore VAT does not apply to the sale price.

## **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	£11,000
Uniform Business Rate	£0.49.9 (April 2023 – March 2024)

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

## **EPC**

An EPC is being commissioned.

## **VIEWING**

Strictly by appointment with the Landlord's 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**







**ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE**

**Misrepresentation Act 1967**

Robinsons including [www.dorkinglettings.com](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://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](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://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**



**T 01306 884685**