6 WEST STREET, DORKING RH4 1BL



FREEHOLD SHOP WITH BASEMENT FOR SALE – VACANT POSSESSION

GUIDE PRICE £220,000



Reigate

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Dorking

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- 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 ¾ depth glazed timber painted shopfront with deep facia 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. (36.42m²) Basement 109 sq.ft. (10.13m²)

RETAIL AREA: Approximately 392 SQ FT (36.42m²) 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



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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.



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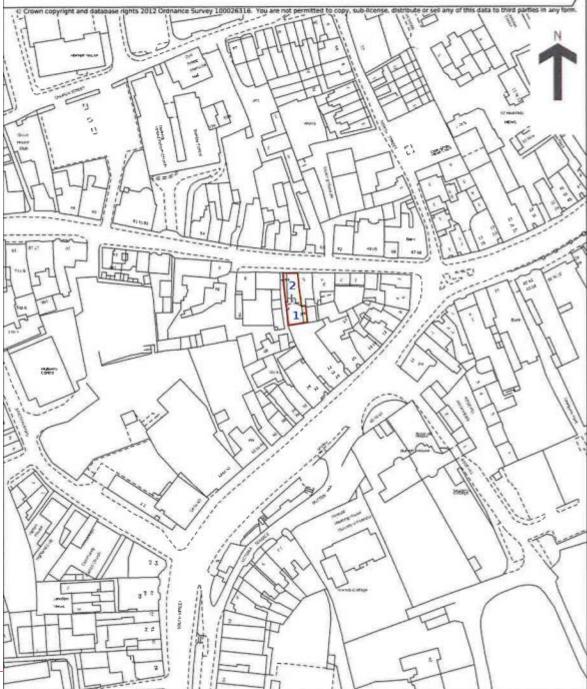


HM Land Registry 'Current title plan

Title number SY424387

Ordnance Survey map reference TQ16495W Scale 1:1250 enlarged from 1:2500 Administrative area Surrey: Mole Valley







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