

58 HIGH STREET, DORKING, RH4 1AY



## SHOP UNIT TO LET

£25,000  
PER ANNUM EXCLUSIVE



- Prime location
- Retail area 764 sq ft (71.01 sq m)

Situated in the prime retail footfall of the town this unit suits numerous uses STPP. Other nearby traders include Boots and Sainsbury.

Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

### Reigate

3 pool house bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsbm.com

### Dorking

253 - 255 high street dorking surrey RH4 1RP  
email • dorking@robinsonsbm.com

T 01306 884685

## **ACCOMMODATION**

The unit currently benefits from a traditional timber double fronted shop front with clear space rising by one step towards the rear. WC and kitchenette plus pedestrian access to the rear.

Total internal shop depth 50' (15.24 sq m)

Approx external frontage 15' (4.57 sq m)

**Total retail area : Approx 764 sq ft (71.01 sq m)**

WC

## **RENTAL**

£25,000 per annum exclusive plus VAT at the prevailing rate.

## **VAT**

We are advised that the premises are elected for VAT.



## **THE LEASE**

The premises are available by way of assignment of the existing 5 year lease which commenced 6.2.19 with a break provision on 6.2.21. The lease is excluded from the security provisions of the Landlord & Tenant Act 1954.

## **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	£26,750
Uniform Business Rate	£0.504 (April 2019 – March 2020)

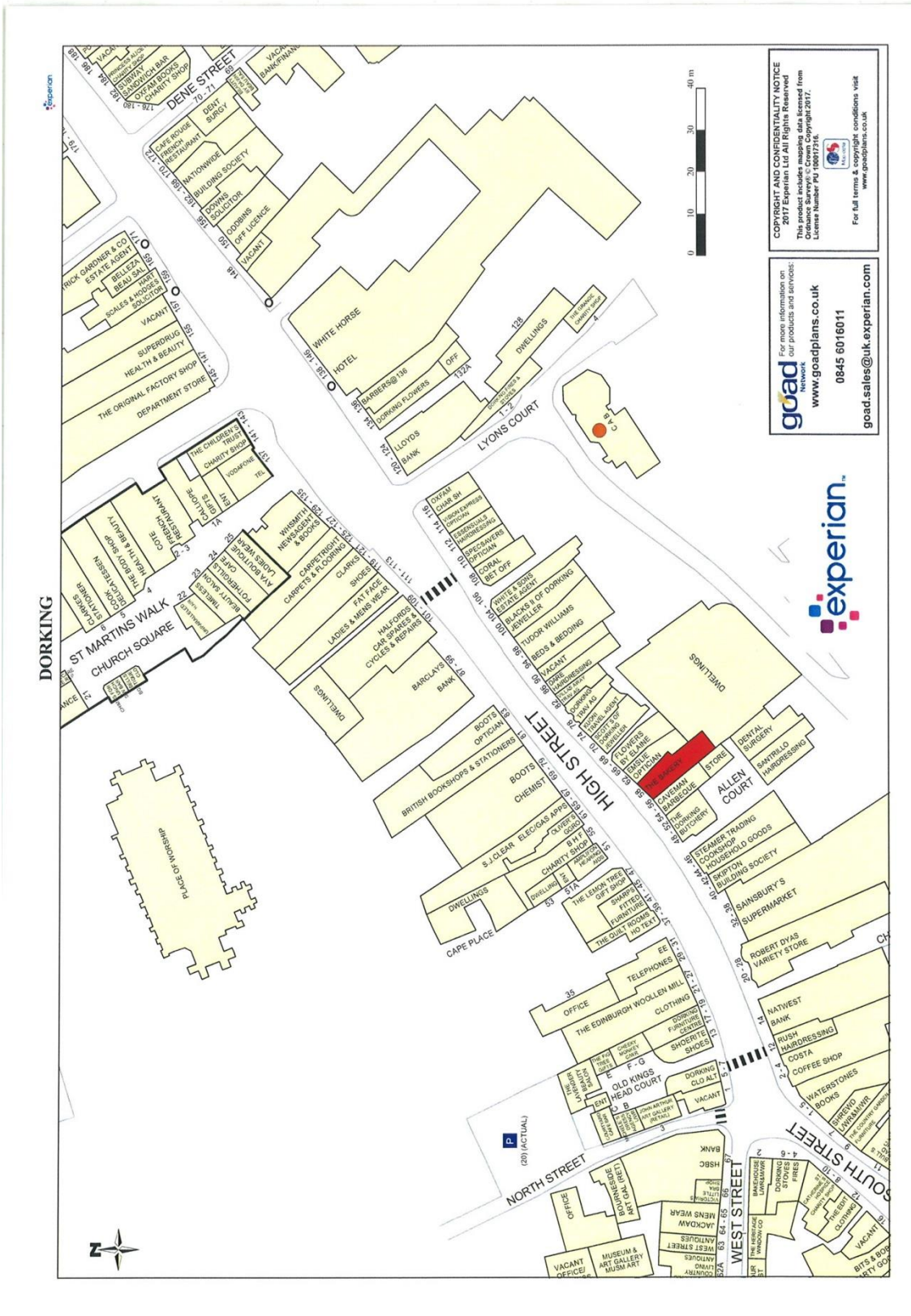
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

## **EPC**

An EPC is available for this property. It has been rated D (83). A full copy of the EPC is available upon request.

## **VIEWING**

Strictly by appointment with the Landlord's Agents Robinsons with Martin-Brown, telephone 01306-884685.



**EXPERIAN**

Copyright and Confidentiality Notice  
 This product includes mapping data licensed from Ordnance Survey. © Crown Copyright 2017.  
 License Number PU 100075756

For full terms & copyright conditions visit [www.goadplans.co.uk](http://www.goadplans.co.uk)

For more information on our products and services:  
[www.goadplans.co.uk](http://www.goadplans.co.uk)  
 0845 6016011  
[goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com)



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

