

190, HIGH STREET, DORKING, RH4 1QR



New Use Class 'E' applies to this unit (effective 1.9.20) offering a wide variety of uses without the need for additional planning consent.

SHOP UNIT TO LET

**£14,500
PER ANNUM EXCLUSIVE**



- Prime location
- Retail area 625 sq ft (58.06 sq m)

Situated on Dorking High Street just opposite the Post Office and close to Pizza Express, Nationwide Building Society this unit has operated as a D1 health centre but suits numerous uses under the newly introduced broad 'E' use class (front 1.9.20). 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

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email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
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T 01306 884685

ACCOMMODATION

The unit currently benefits from a traditional fully glazed timber double fronted shop front with option of clear space extending to approx 51 ft depth plus kitchenette and WC and pedestrian access to the rear . The unit is currently arranged as a front reception area and partitioned into three treatment rooms which can readily remodelled or removed to provide one clear fairly rectangular unit

Total internal shop depth 50' (15.24) m

Shop internal width 15'5" (4.7m) max reducing to 11'3" (3.4m)

Approx external frontage 12' (3.7 m)

Kitchen this has been extended into retail space but a kitchenette alone would 28 sq ft

Total retail area : Approx 625 sq ft (58.06 sq m)

RENTAL

£14,500 per annum exclusive.

VAT

We are advised that the premises are not elected for VAT.

THE LEASE

The premises are available by way of a new lease direct from the Landlord for a term and rent review pattern to be agreed.

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 £15,000

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. **This unit with Rateable Value of £15,000 should entitle the Tenant to SBRR (small business rate relief)**

EPC

An EPC is available for this property. It has been rated D (76). A full copy of the EPC is available upon request.



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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