

41 HIGH STREET, DORKING RH4 1AR



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.

RETAIL UNIT TO LET

**£ 19,950
PER ANNUM EXCLUSIVE**



- Prominent prime trading position
- Retail area 770 sq ft (71.54 sq m)
- Basement storage 205 sq ft (19.04 sq m)
- Parking for two cars to the rear

This retail unit is situated in the prime part of Dorking High Street close to Boots, Sainsbury's, Robert Dyas and Costa.

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

Reigate

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

Dorking

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

T 01306 884685

ACCOMMODATION

The premises are arranged as a smartly presented ground floor retail shop with rear ancillary store, kitchen and WC plus internal access to the basement.

Retail area 770 sq ft (71.54 sq m)

Basement storage 205 sq ft (19.04 sq m)

Kitchen

W/C

Off road parking for two cars at the rear

RENTAL

£ 19,950 per annum exclusive.

VAT

We are advised that the premises is not elected for VAT at present.

THE LEASE

A new lease to be granted for a term and rent review pattern to be agreed on an equivalent full repairing and insuring basis.

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 £27,000

Uniform Business Rates £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 (90). A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Joint Sole Agents Robinsons with Martin-Brown, telephone 01306 884685 or Joint Agent Leslie Perkins, telephone 0207 478 4300.



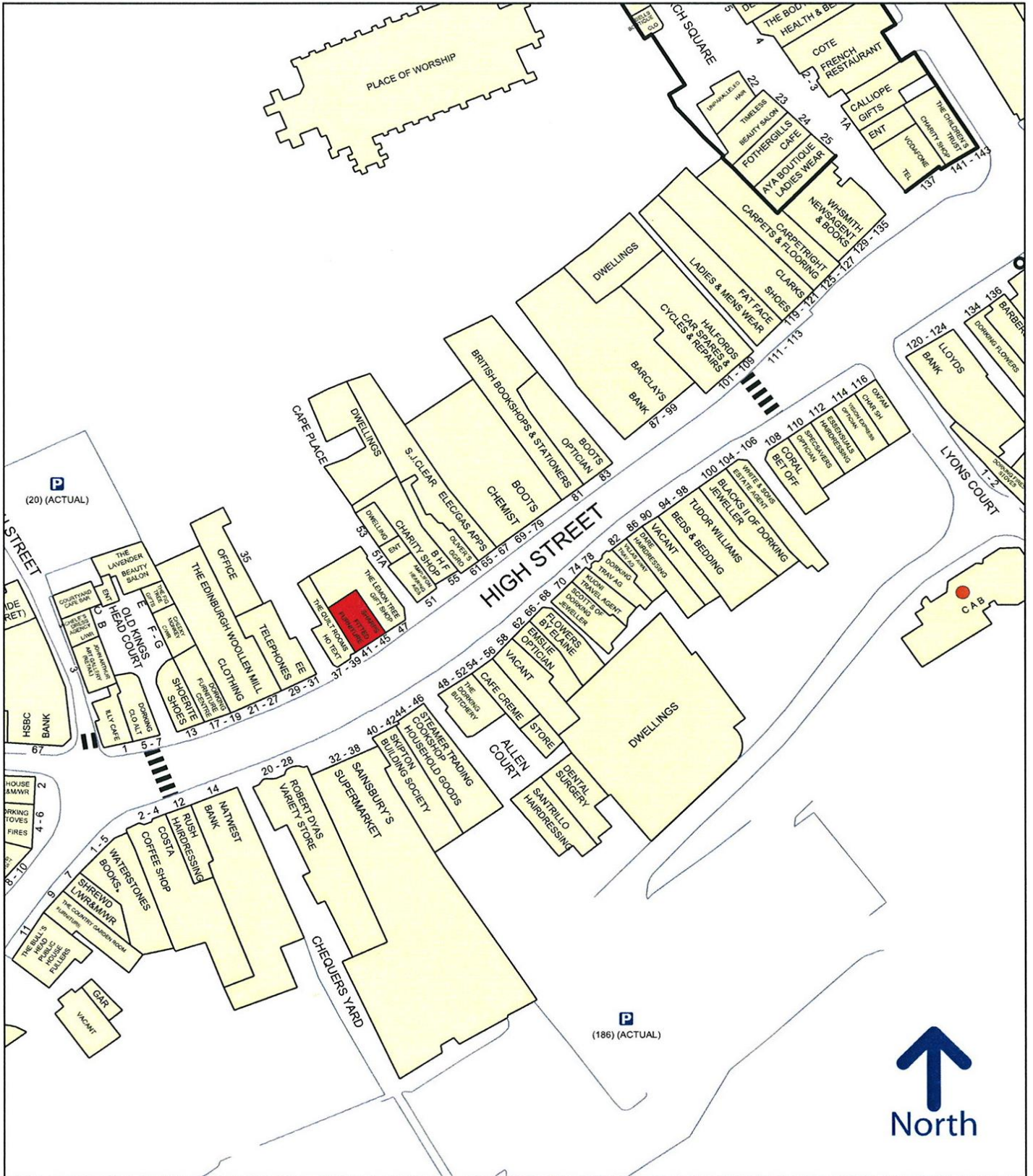
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Misrepresentation Act 1967

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