

# UNIT 23, ST MARTIN'S WALK, DORKING RH4 1UT



## SHOP UNIT TO LET

**£18,500 PA + VAT &  
6 MONTHS RENT FREE!!**



- **Stylish fronted retail unit opposite Cote**
- **Currently arranged over ground flr & basement**
- **Retail area approx 570 sq ft & basement 262 sq ft**
- **Prime location**

We are delighted to offer this stylish retail unit on the entrance to St Martin's Walk shopping development facing Cote Restaurant and close to the High Street entrance. 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

This most appealing ground floor plus basement retail unit benefits from a charming brick arched frontage and fully glazed return and recessed lobby on the main footfall into St Martins Walk from the High Street and is located opposite Cote Restaurant. This unit could suit a variety of retail/health/office uses under the current and versatile newly introduced Use Class 'E' and is either open plan to the ground floor with tea point and WC to the rear or could be partitioned to suit the occupier. The spacious basement is accessed from an internal staircase and offers good head height and is arranged as three rooms. The unit is offered in freshly decorated order with air conditioning and electric heating.

St Martins Walk benefits from a mix of local retailers and multiples as well as the farmers market Cote Restaurant and Marks and Spencer as the anchor Tenant. Facilities include parking for over 400 vehicles, free public toilets and changing and bike racks.

### **Unit 23**

|                   |                        |
|-------------------|------------------------|
| Retail Area       | 570 sq ft (52.95 sq m) |
| Spacious basement | 262 sq ft (24.34 sq m) |
| Frontage          | 19 ft (4.87 m)         |
| Shop depth        | 29 ft (6.40 m)         |

## RENTAL

£18,500 per annum exclusive plus VAT at the prevailing rate. THERE IS A 6 MONTH RENT FREE INCENTIVE FOR EARLY OCCUPATION SUBJECT TO LEASE TERMS AGREED

## VAT

We are advised that the premises are elected for VAT.

## THE LEASE

A new lease is offered direct from the Landlord for a term and rent review pattern to be agreed. The tenant is responsible to keep the premises in repair and to contribute to the upkeep of the structure, common parts, insurance, etc via a service charge.

## 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:



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**



Rateable Value £19,000  
Uniform Business Rate £0.504 (April 2020 – March 2021)

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

## EPC

A new EPC has been commissioned and will be provided

## VIEWING

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



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