

**UNIT 1A, ST MARTIN'S WALK,
DORKING RH4 1UT**



SHOP UNIT TO LET

**£26,500 PA + VAT &
6 MONTHS RENT FREE!!**



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

- Modern well planned retail unit at the entrance to St Martin's Walk with spacious first floor ancillary
- Currently arranged over ground flr & first floors
- GF retail area approx 958 sq ft
- First floor ancillary for stores, office, kitchenette & WC 468 sq ft

T 01306 884685

We are delighted to offer this as practical retail unit on the entrance to St Martin's Walk shopping development next to the established restaurant premises (soon to reopen) 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.

ACCOMMODATION

This appealing and practical retail unit has operated as a gift shop until recently with spacious ground floor retail area totalling around 958 sq ft with spacious first floor ancillary space. The unit will be offered as a shell with fully glazed shop front and approximately 24 ft frontage on the main footfall into St Martin's Walk from the High Street. The Unit could suit a variety of retail, health office uses under the current and versatile newly introduced use class E and offers open plan space to the ground floor with internal door leading up to the first floor area. This is open plan ancillary space ideal as stockroom or offices or mix of both together with tea point and WC and rear access. The Unit will be offered freshly painted and ready for fitout.

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.

Ground Floor

Retail Area	958 sq ft (89m ²)
First Floor Ancillary/Stockroom/Office Area	468 sq ft (43m ²)
External Frontage	24 ft
Shop depth	53'6"

LEASE TERMS

£26,500 per annum exclusive plus VAT at the prevailing rate. THERE IS A SIX MONTH RENT FREE INCENTIVE FOR EARLY OCCUPATION SUBJECT TO THE LEASE TERMS AGREED.

VAT

We are advised that the premises are elected for VAT.

TIMING

The premises are immediately available for occupation.



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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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 and general St Martin's Walk common parts by way of 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:

Rateable Value	£26,250
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

An EPC is available for this property. It has been rated C (69). A full copy of the EPC is available upon request.

VIEWING

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



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