

60 WEST STREET, DORKING, RH4 1BS



RETAIL UNIT TO LET

**£11,000
PER ANNUM EXCLUSIVE**



- Retail area 306 sq ft (28.43 sq m)
- Attractive shop within Grade II Listed building
- Close to the junction of West Street and High Street

Situated in West Street, famous for its antique trade, this attractive ground floor shop unit is suitable for a variety of trades (subject to any necessary consents).

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

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

T 01306 884685

ACCOMMODATION

Retail area 306 sq ft (28.43 sq m) with max shop depth 18'11" (5.76m) full of character with exposed timber and beams. WC and basement access via trapdoor and steps.

RENTAL PLUS SERVICE CHARGE

£11,000 per annum exclusive plus service charge of £500 per annum (increased annually in line with RPI).

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 to bear their own legal costs in the matter.

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value	£8,600
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 (72). 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.



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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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