

UNIT 24, ST MARTIN'S WALK, DORKING, SURREY RH4 1UT



**COFFEE SHOP UNIT TO LET
OR TO SUIT OTHER E CLASS USES**

**£25,000
Per Annum + VAT**



Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

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

- Stylish $\frac{3}{4}$ glazed and brick fronted E Class unit
- Currently arranged over ground floor & basement
- Retail area approx 638 sq ft & basement 262 sq ft
- Prime position on the entry to St Martin Walk

We are delighted to offer this stylish retail unit on the entrance to St Martin's Walk shopping development 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 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. This unit is currently smartly fitted out as a coffee shop with exposed brick faced walls, suspended ceiling with modern lighting, matching servery/bar counter, male and female WC's and a small kitchenette/food prep area. In addition to a coffee shop/café this unit could suit a variety of retail/health/office uses under the current and versatile 'E' Use Class and although it is currently open plan it could be partitioned to suit a new occupier. The spacious basement is accessed from an internal staircase to the rear of the unit and offers good 10'7" head height .

St Martins Walk benefits from a mix of local retailers and multiples as well as the farmers market and Marks and Spencer as the anchor Tenant. Facilities include parking for over 400 vehicles, free public toilets and changing and bike racks. **Please note that we cannot accept a new occupier whose business would compete and conflict with an existing Tenant within the scheme.**

Unit 24

Retail Area	638 sq ft (59.28 sq m)
Spacious basement	262 sq ft (24.34 sq m)
External frontage	20 ft (6 m)
Shop depth	39 ft (12 m)

RENT

£25,000 per annum exclusive plus VAT at the prevailing rate.

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.

VAT

We are advised that the premises are elected for VAT.

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	£20,000
Uniform Business Rate	£0.49.9 (April 2023 – present)

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

EPC

A complaint EPC rated B (39) is available for this property and is valid until 13.5.2034. A copy is available upon request.

VIEWING

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





