

205 HIGH STREET, DORKING RH4 1RU



'E' CLASS UNIT TO LET

£14,000
Commencing Rent



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

- Located on the busy High Street frontage
- Located in front of the LA pay & display car park
- Versatile rectangular open plan space that could be partitioned with new fully glazed shopfront
- 704 sq ft (65.41 sq m²)
- Versatile 'E' use class and suits numerous uses
- Parking for two cars at the rear of the unit

T 01306 884685

LOCATION

Situated on the High Street, this premises is located in a prominent position and suitable for a variety of retail or other uses (subject to consents) under the existing 'E' Use Class. This is within the heart of the town with car parks close by, other town amenities nearby and the benefit of straightforward road access via the A25, A24 and the M25 at Leatherhead which is approximately 6 miles distant.

DESCRIPTION

The premises are very versatile having operated as a long-established printing shop by the current owner who is now seeking to retire. The unit is currently arranged as an open plan retail shop/showroom extending to 48 ft deep area which could be reconfigured to suit a new occupiers requirements. There is also a kitchenette and WC plus fire escape to the rear. In addition there are two car parking spaces to the rear.

There is also a detached workshop/store approximately 249 sq ft behind the unit that may be available by separate negotiation.

Note: A pedestrian right of way for escape in emergency is available at rear of property.

Shop frontage	17 ft	(5.18m)
Overall depth	48 ft	(14.63m)
Ground Floor Retail Area	704 sq ft	(65.41m ²)

RETAIL AREA : Approximately 704 SQ FT (65.41m²) NIA

RENT

Our client will seek a headline rent of £22,000 pax from the fourth year but commenced in a discounted stepped pattern.

Year 1 - £14,000 per annum exclusive.

Year 2 - £16,000

Year 3 - £20,000

Year 4 - £22,000

LEASE TERMS & AVAILABILITY

The premises are available for swift occupation as the Landlords business is operating in the unit and will relocate. The premises are available by way of a new lease direct from the Landlord for a lease term and rent review pattern to be agreed.

VAT



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Misrepresentation Act 1967

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We are advised that the premises is not currently elected for VAT therefore VAT does not apply to the sale price.

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	£22,500
Uniform Business Rate	£0.49.9 (April 2023 – March 2024)

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

EPC

An EPC is being commissioned.

VIEWING

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



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