

**ROSE
WILLIAMS**

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www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

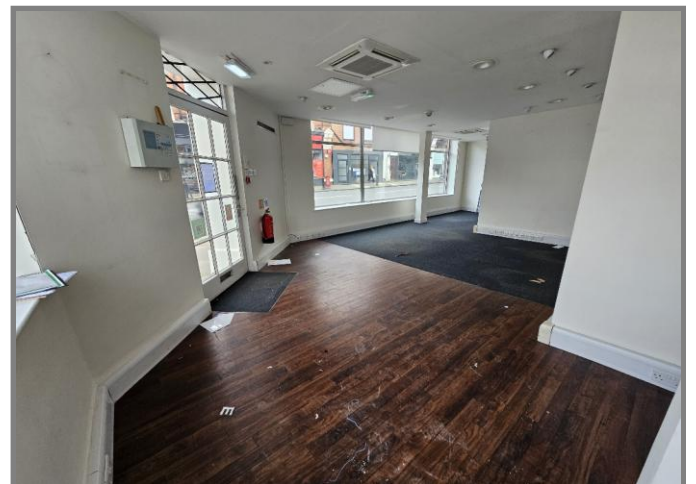
TO LET

PROMINENT GROUND FLOOR RETAIL UNIT
WITH UPPER FLOOR OFFICES

→ **1298 SQFT**



**249-251 HIGH STREET
DORKING
SURREY
RH4 1YA**



DESCRIPTION

Ground Floor retail unit to let with rear wc. First and second floor offices Along with basement storage

FLOOR AREAS

Ground Floor	655 sqft
First Floor	438 sqft
Second Floor	115 sqft
Basement	90 sqft

TOTAL 1,298 sqft

LOCATION

The property is located in a prominent trading position on the High Street, which is conveniently situated in the centre of the town on the junction of Wathen Road and the High Street with the Wathen Road car park to the rear.

Dorking is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approx. 6 miles and Gatwick airport is approx. 13 miles

TERMS

The premises are held on an existing lease for a term to 15th December 2026 at a rent of £23,000 per annum exclusive. This lease is available by way of an assignment or a new short term sublease to Dec 2026 or potentially a new longer lease direct from the landlord.

RATES

The rateable value is £27,500.

Prospective tenants should enquire of the local authority to establish the actual rates they would pay.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

VAT

The property is not elected for VAT

EPC

Energy Performance Asset Rating for whole building: E 101

AML

Prospective tenant's will be required to satisfy all requirements when heads of terms are agreed

VIEWING

For additional information or the opportunity to view contact either

Mark Rose on 01895 619898
or by email
mark@rose-williams.co.uk



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