



Knights Drycleaners
Drycleaners of Distinction

208

208 High Street, Dorking, RH4 1QR

FOR SALE | 869 SQ FT (80.73 SQ M)

**Owen
Isherwood**
CHARTERED SURVEYORS

Freehold mixed-use investment in central Dorking.

- Retail Tenant on a new 21-year lease from June 2024 at £20,000pa.
- Two-bedroom duplex apartment above let on an AST at £14,160pa.
- Business in situ operating for a number of years, having a recent change in management.
- Total income of £34,160pa.
- Desirable location with retail vacancy rates within Dorking around 10% - 11% - well below the national average.





Location

The town of Dorking is situated within the home counties, occupying a sought-after area within the Surrey Hills area of outstanding beauty.

Being a fifteen-minute drive from the M25 ring-road around London, fifteen minutes away from Reigate due East, as well as a short twenty-minute drive West towards Guildford.

Public transport connections include three national railway stations into the capital and on to the South Coast, as well as bus connections along the High Street to nearby towns.

Description

The premises are occupied by a retail tenant on the ground floor operating as a dry cleaner with all appropriate fixtures, fittings and equipment in situ. The unit is set over a single ground floor separated by stairs to the rear, with the initial shop floor having partition walls separating the front from the rear. This unit is let on a 21-year lease from June 2024

Set directly above and separately from the retail unit is a two-bedroom apartment set over both the first and second floors. This is currently occupied under an AST agreement and falls within the Homes Act 2018.

Accommodation

Name	sq ft	sq m	Availability
Ground - Shop Floor	869	80.73	Let
Total	869	80.73	

Price

Offers in the region of £495,000

Rates & Charges

Rateable value: £15,250

Rates payable: £7,609.75 per annum

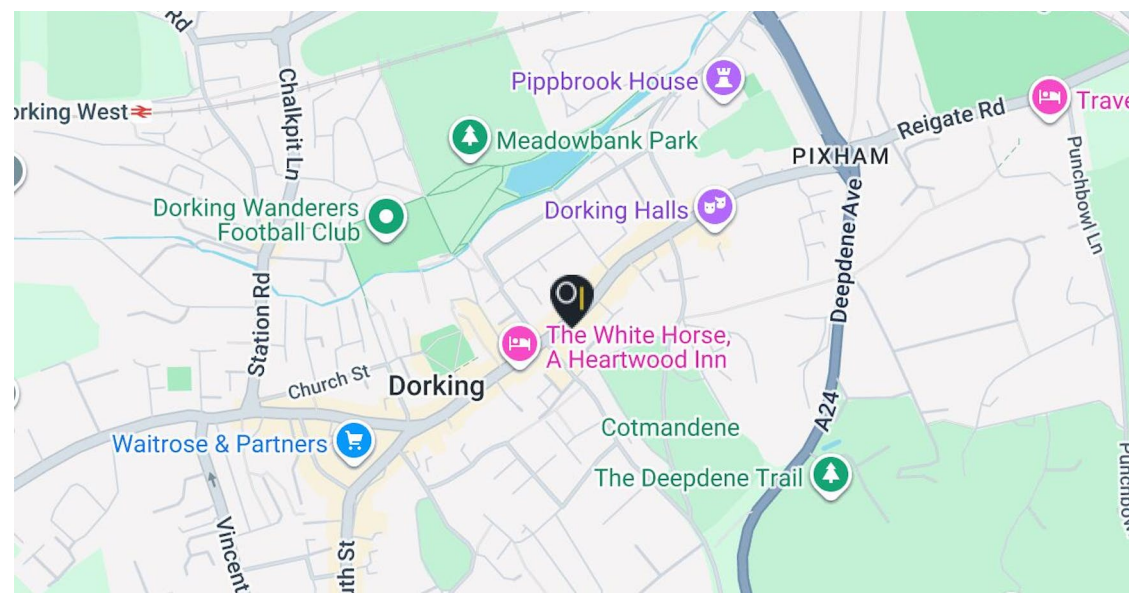
EPC

C(62) - Retail Unit

C(69) - Apartment

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

Kieran Morgan

T: 07904377405

M: 01483 300176

E: Kieran@owenisherwood.com

Alex Bellion

T: 01483 300176

M: 07971 756068

E: alex@owenisherwood.com

owenisherwood.com | 01483 300 176

1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated