

UNIT 6, ST MARTIN'S WALK, DORKING, SURREY RH4 1UT



UNIT TO LET

**£38,500
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

- Prominent glazed and brick fronted E Class unit
 - Currently arranged over ground floor & first floor
 - Retail area approx 1817 sq ft & first floor 627 sq ft
 - Prime position on the courtyard at St Martin Walk
- We are delighted to offer this 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 retail showroom/ E Use Class space with a spacious first floor ancillary/offices/stores which with prominent double fronted $\frac{3}{4}$ glazed timber shopfront is ideal for a wide variety of uses. The arched brick façade adds to it's appeal and Unit 6 is positioned on the main footfall into St Martins Walk from the High Street. This unit is currently shell and core awaiting a new occupier to refit to suit their own needs.

The ground floor is versatile rectangular space extending to over 71 ft in depth with a further raised sales area and an internal staircase leads to the first floor. This spacious area could form stock room/offices/ ancillary with WC and tea/kitchenette space. To the rear from the first floor a pedestrian door leads out to the service area of the commonparts and there is a commonparts goods lift for delivery from the rear loading bay and bin areas.

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 6

Retail Area	1817 sq ft (169 sq m) including the raised area
First floor stores/ancillary	627 sq ft (53 sq m)
External frontage	26 ft (7.9 m)
Shop depth	71 ft (22 m)

RENT

£38,500 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	£33,000
Uniform Business Rate	£0.49.9 (April 2026 – present)

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

EPC

A complaint EPC rated B (44) is available for this property and is valid until 9.9.2033. A copy is available upon request.

VIEWING

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







T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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