

165, HIGH STREET, DORKING, RH4 1AD



SHOP UNIT TO LET

**£14,500
PER ANNUM EXCLUSIVE**



- Retail unit in busy footfall location
- Retail area 433 sq ft (40.22 sq m)
- Would suit a variety of uses under Use Class E
- POP-UP/TRIAL PERIOD OPTION AVAILABLE

Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

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

Situated on Dorking High Street close to Saint Martins Court centre and Superdrug. This unit has a regular sized floor area which would suit a variety of uses under Use Class E

T 01306 884685

ACCOMMODATION

This traditional shop unit is located in a busy section of footfall by the bus stop and a few doors away from Superdrug/Coughlans Bakery/Holland & Barrett . The space is arranged as retail area with central recessed doorway, with three steps down to a rear staff room/kitchen/stockroom area, WC and rear access door. The space can be divided or re-arranged by partitioning

OUR CLIENTS WOULD CONSIDER ENABLING A TRIAL PERIOD FOR A PROSPECTIVE TENANT/NEW BUSINESS STARTER BY WAY OF POP-UP SHOP OR SHORT TRIAL LEASE .

Retail : 433 sq ft (40.22 sq m)
Internal Frontage 15'6"
Retail Depth 19'

RENTAL

£14,500 per annum exclusive.

VAT

We are advised that the premises are not elected for VAT.

THE LEASE

The premises are available by way of a new lease direct from the Landlord for a term and rent review pattern to be agreed.

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 £16,000
Uniform Business Rate £0.49.9 (April 2024 – present)

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

EPC

An EPC is available for this property. It has been rated C (69). A full copy of the EPC is available upon request.



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

