

UNIT 21 D, ST MARTIN'S WALK, DORKING RH4 1UT



SHOP UNIT TO LET

£ 10,000 PA + VAT



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

- Stylish kiosk/retail unit in the main square
- Currently arranged as a clothing shop
- Retail area approx 185 sq ft
- Prime location

We are delighted to offer this stylish kiosk unit on the main square of St Martin's Walk shopping development facing Cook and close to M&S near 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.

T 01306 884685

ACCOMMODATION

This most appealing Retail unit benefits from a charming half glazed frontage with bay window into St Martins Walk from the High Street and is located close to the Library and Marks & Spencers. This unit could suit a variety of retail/health/office uses under the current and versatile newly introduced Use Class 'E'

St Martins Walk benefits from a mix of local retailers and multiples as well as the farmers market the Library and Marks & Spencers as the anchor Tenant. Facilities include parking for over 400 vehicles, free public toilets and changing and bike racks.

Retail Area

185 sq ft (17.11 sq m)



RENTAL

£10,000 per annum exclusive plus VAT at the prevailing rate. Service charge for the current year is £1,326 incl VAT and Insurance premium for the year is TBC. The Landlord will insure the premises to then be recovered from the tenant.

VAT

We are advised that the premises are elected for VAT.



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Misrepresentation Act 1967

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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.

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	£9,400
Uniform Business Rate	£0.49.9 (April 2023 – present)

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

EPC

The Unit has been rated B (42) and remains valid until 14.1.31. A full copy of the EPC is available upon request.

VIEWING

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



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