

176 HIGH STREET, DORKING, SURREY RH4 1QR



**VERSATILE 'E' USE CLASS UNIT TO LET
WITH DEEP RETURN FRONTAGE**

**£21,000
Per annum exclusive**



- Currently offers 392 sq ft of retail space but can be increased to 543 sq ft with new shopfront
- Bright dual aspect space with deep return
- Versatile open plan space could be partitioned
- Located on the busy High St/Dene St corner

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

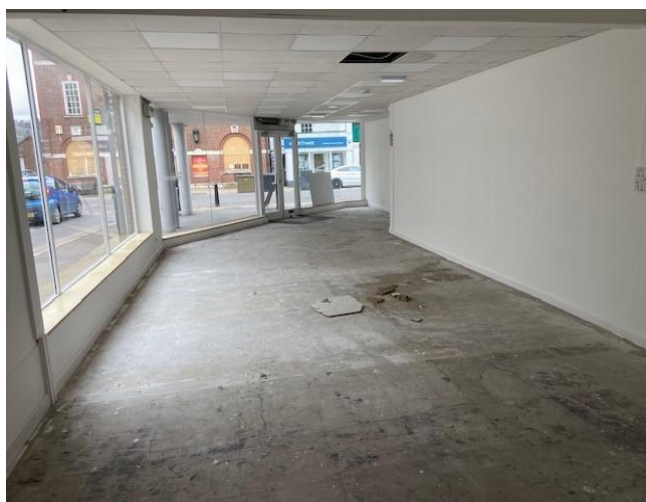
Located on Dorking High Street on the corner of Dene Street this open plan unit is suitable for a variety of uses within the versatile E use class. Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

T 01306 884685

ACCOMMODATION

The unit is currently arranged as a nice bright versatile 'E' use class unit with fully glazed tapered shopfront, rectangular overall but tapered shape approx 49 ft deep x 15 ft wide. The unit currently boasts excellent glazed shop frontage with a deep 18 ft fully glazed return and an angled shopfront with covered external space. If a new regular flat fronted shopfront was installed this would increase the internal space by circa 151 sq ft. Beyond this to the rear is a kitchenette and WC and pedestrian door out to Dene Street. Presented as a freshly decorated 'white box' space benefits include a suspended ceiling and laminate floor.

NET INTERNAL AREA CURRENTLY APPROX 392 SQ FT (36.42m²) BUT WOULD INCREASE TO 453 SQ FT (42.09m²) IF A NEW FLAT SHOPFRONT WAS INSTALLED



LEASE TERMS

A new lease to be granted direct from the Landlord for a term and rent review pattern to be agreed on an equivalent full repairing and insuring basis.

RENTAL TERMS

£21,000 per annum exclusive.

VAT

We are advised that the premises is not elected for VAT at present.

COSTS

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



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value £13,750
Uniform Business Rate £0.49.9p (2023 – present)

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

EPC

Shop has been rated D (92) and remains valid until 21.7.2030. A full copy of the EPC is available upon request.

VIEWING

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



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