

241 HIGH STREET, DORKING, RH4 1RT



**LONG LEASEHOLD SHOP FOR SALE
OR TO LET**

**Offers in the region of
£250,000 or £17,500 pax**



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

- **A rare opportunity to acquire a long leasehold virtual freehold ground floor retail/office unit with spacious basement & 1 parking space.**
- **Ideal for an owner occupier business**
- **Arranged as modern open plan offices with basement providing meeting room/ancillary**

Dorking itself is a market town situated at the junction of the A24 and A25 roads with the M25 at Leatherhead approximately 6 miles distant.

T 01306 884685

THE OPPORTUNITY

A rare opportunity to purchase or rent the ground floor and basement commercial element of a High Street shop/office premises currently operating under A2 Use Class as a solicitor's office to the eastern end of Dorking High Street next to Pizza Express. This is ideal for a business owner seeking to secure their own virtual freehold as did the vendor. The unit is currently arranged as a modern high spec open plan office to the ground floor which is partitioned into two parts with suspended ceiling, ceiling mounted comfort cooling and modern lighting, recently refitted kitchenette and WC, store and large basement that has latterly been used as a furnished board room. There is one parking space to the rear.

We are of the opinion that the unit could form a number of alternative uses STPP particularly health and beauty.

ACCOMMODATION

| | | |
|--------------------------|-----------|--------------|
| Ground floor shop/office | 676 sq ft | (62.81 sq m) |
| Stores | 157 sq ft | (14.6 sq m) |
| Basement | 334 sq ft | (31 sq m) |

FOR A LETTING – Rent

£17,500 per annum exclusive.

FOR A LETTING – Lease terms

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

FOR A SALE – Tenure and Guide Price

The premises are subject to a 999 year lease granted from 25.5.14 with vacant possession on completion. Offers in the region of £250,000.

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.

BUSINESS RATES

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

| | |
|-----------------------|----------------------------------|
| Rateable Value | £15,250 |
| Uniform Business Rate | £0.504 (April 2019 – March 2020) |

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 E (118). A full copy of the EPC is available upon request.

VIEWING

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



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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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