

86-88 HIGH STREET, DORKING RH4 1AY



**PRIME PITCH RETAIL UNIT & UPPERS
FOR SALE – FREEHOLD – VACANT POSSESSION**

**Offers in the region of
£300,000**



Reigate

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Dorking

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- **Confidentially available for end of lease term**
- **Retail area 510 sq ft (47.38 sq m)**
- **First flr (currently offices) 483 sq ft (44.87 sq m)**
- **Potential conversion of uppers to residential STPP**

This retail unit is situated in the prime shopping area of Dorking High Street surrounded by major retailers such as Boots, Sainsburys and Natwest Bank.

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 a two storey freehold (Title No: SY697929) High Street shop premises in a prime location on Dorking High Street with vacant possession (from October 2019) and with ancillary uppers currently forming ancillary/staff restroom and WC plus two office rooms. This is ideal for a business owner seeking to secure their own freehold and/or with potential to convert the upper parts to a residential flat STPP.

ACCOMMODATION

The premises comprise a versatile ground floor lock up shop with uppers.

Retail	510 sq ft (47.38 sq m) with shop depth of approx. 49 ft (14.94m)
First floor	483 sq ft (44.87 sq m)

PRICE

Offers in the region of £300,000 for the freehold interest with vacant possession on completion.

VAT

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

TIMING

The freehold is available either subject to the remainder of the expiring lease or with vacant possession from October 2019.

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 First Floor	£4,600
Rateable Value Ground Floor	£17,000
Uniform Business Rates	£0.504 (April 2019 – March 2020)

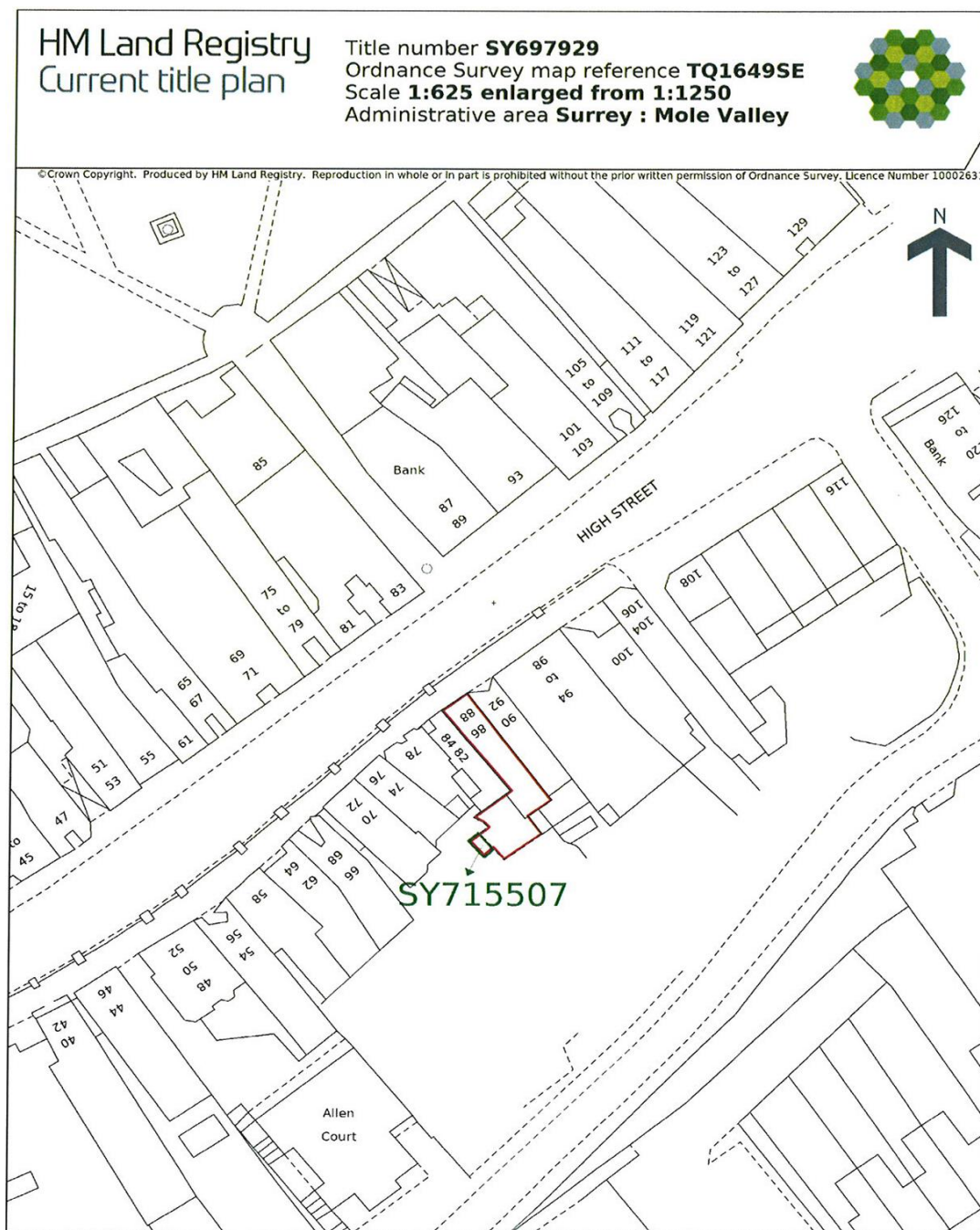
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

An EPC is available for this property. It has been rated E (115). 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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