

282
971
com

L | LEADERS

Connecting people with property

Your local
property
experts
since 1983



L | LEADERS

WE'RE
TEMPORARILY
CLOSED

Find us at our
Leatherhead branch

8 North Street
Leatherhead
KT22 7JW
01372 377 755

L | LEADERS

274
San

Owen
Isherwood
CHARTERED SURVEYORS

280 High Street, Dorking, RH4 1QT
TO LET | 451 SQ FT

Retail unit available in central Dorking forming part of a terrace of Ground-Floor retail units.

- Central Dorking Location.
- Nearby public car-park.
- Well-occupied High Street.
- Immediate occupation available.
- Self-Contained with large rear kitchenette unit.
- Additional basement storage.



Location

The town of Dorking is situated within the home counties, occupying a sought-after area of Surrey within the Surrey Hills area of outstanding beauty, as well as being a fifteen minute drive from the M25 ring-road around London, fifteen minutes away from Reigate due East, and a short twenty-minute drive West towards Guildford. Other large nearby towns include Fetcham, Reigate, Redhill, Crawley and Horsham. Dorking is well serviced with local transport connections – Dorking Station running North and South between London and the South Coast, as well as Dorking Deepdene and Dorking West Stations running East and West along the South of the Country.

Located away from the main centre of the town's retail offering, 280 High Street has retail units along both its own side and the opposite side of the road, with mainly two and three storey terraced buildings along the street having apartments above. The centre of the town is out and leftwards from the property, the opposite way along the High Street leading on to Dorking Halls Performing Arts Theatre at the edge of town.

Description

A single-storey retail unit split into three areas being the shopfront, rear upstairs office space and a Kitchen/WC area. The front retail element has large window frontage as well as a glass door. The signage above the premises are a large display with lighting fitted. The ground floor is relatively square in shape, with stairs to the rear leading up to a corridor with a single office space at the back with its own window at the back wall. To the left is the door into a break/kitchenette room and WC, and to the right is a door leading down into the basement.

There is a basement which is included as part of the premises where boxes have been kept, but we would deem this as not being lettable space due to the basement being in a poor condition having not been tanked or restored.

Rent

£12,500 per annum

Rates & Charges

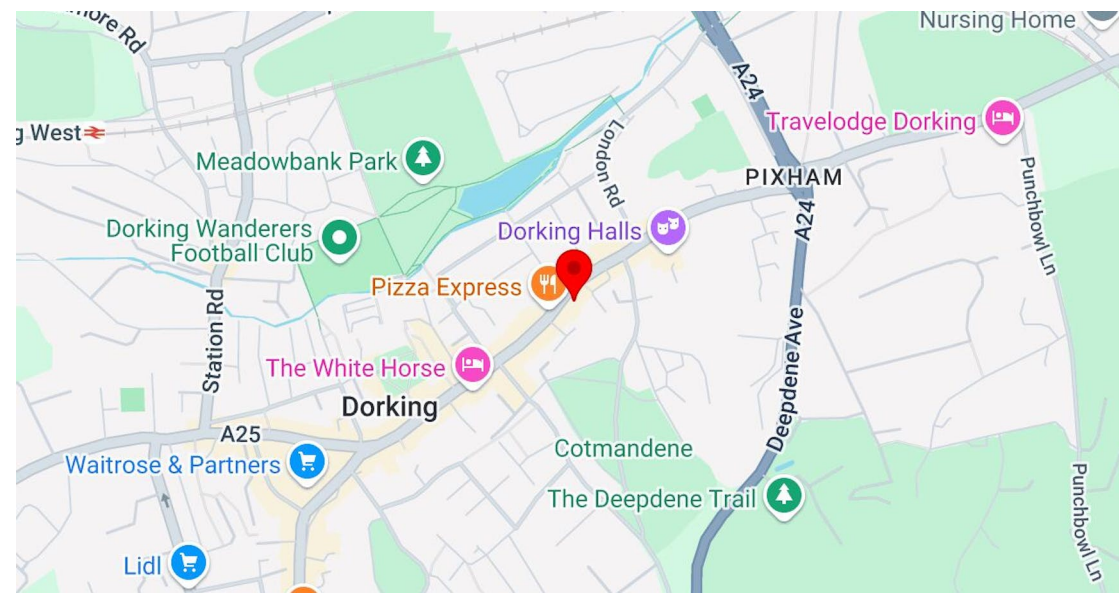
Service charge: N/A

Estates charge: N/A

Rates payable: £7,984 per annum

Legal costs

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



Contact

Alex Bellion

T: 01483 300176

M: 07971 756068

E: alex@owenisherwood.com

Kieran Morgan

T: 07904377405

M: 01483 300176

E: Kieran@owenisherwood.com

owenisherwood.com | 01483 300 176

1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated