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280 High Street, Dorking, RH4 1QT
TO LET | 424 SQ FT

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

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



Location

The town of Dorking is situated within the home counties, occupying a sought-after area within the Surrey Hills area of outstanding beauty.

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. Public transport connections include three national railway stations into the capital and on to the South Coast, as well as bus connections along the High Street to nearby towns.

Description

The premises are of brick-and-slate construction typical of the area. An arch with road access for a single, small vehicle at the right-hand side of the subject unit is formed from a first-floor extension from neighbouring 37-39 High Street. A ground-floor terrace is formed to the left side of the unit which is occupied by a retail café franchise. Internally the unit has been well maintained with even, vinyl flooring and panelled walls decorating the unit internally. A panelled dropped ceiling with LED lighting has also been fitted, providing a modern, neutral décor typical of the modern retail era.

Accommodation

Name	sq ft	sq m	Availability
Ground - Front of Shop	330.30	30.69	Available
Ground - Rear Office Space	93.60	8.70	Available
Total	423.90	39.39	

Rent

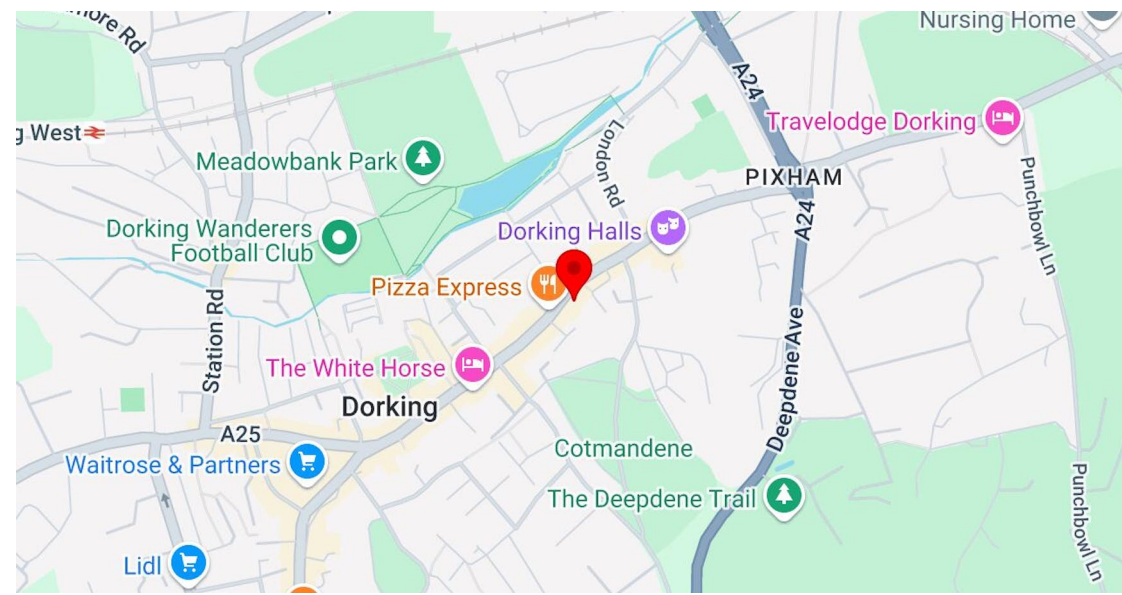
£12,500 per annum

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

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