



Ground Floor Retail & Residential Uppers

TO LET / FOR SALE

929 sq. ft.(86.3 sq. m)

29-31 High Street, Dorking, RH4 1AR

**Owen
Isherwood**
CHARTERED SURVEYORS

- Freehold Investment Property.
- Mixed-use premises.
- Prime Central Dorking Location.
- Retail Unit available with Vacant Possession for Owner-Occupation.
- Two residential apartments above (3-bed and 2-bed) let on AST agreements at £1,300pcm & £1,165pcm respectively.



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 paneled walls decorating the unit internally. A suspended ceiling with LED lighting has also been fitted, providing a neutral décor. Above are two separate apartments - both a 3-bed and 2-bed, let at £1,300pcm and £1,165pcm respectively.

TENANCIES

The ground floor retail element is currently vacant and is available on a new Lease with terms to be agreed.

The apartments above are both let separately on AST agreements at £1,165pcm and £1,300pcm over the first and second floors.

TERMS

Premises available Freehold with all existing tenancies remaining.

Offers in the region of £770,000 (no VAT)

RATES

Rateable Value (Retail Element) (24/25):

Both apartments fall under local Council Tax Band A.

EPC

Retail Ground Floor - C (72)

COSTS

Each party to bear their own costs



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.

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