Owen Isherwood
CHARTERED SURVEYORS

29-31 High Street, Dorking, RH4 1AR

FOR SALE | 929 SQ FT (86.31 SQ M)

Ground Floor Retail & Residential Uppers

- Freehold Investment Property
- Mixed-use premises
- Prime Central Dorking Location
- Retail Unit available with Vacant Possession for Owner-Occupation
- Ground Floor Retail premises let on a 10-year lease at £30,000pa
- Two residential apartments (both 3-bed and 2-bed) above let on AST agreements at £1,165 pcm and £1,300 pcm
- Grade II listed building

E-liquid

PTX
Accessories
MOBILE & VAPE

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

This Grade II Listed premises if 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.

Terms

Premises available Freehold with all existing tenancies remaining.

Price

£750,000

Rates & Charges

Rateable value: £31,250
Rates payable: £15,312.50 per annum

EPC

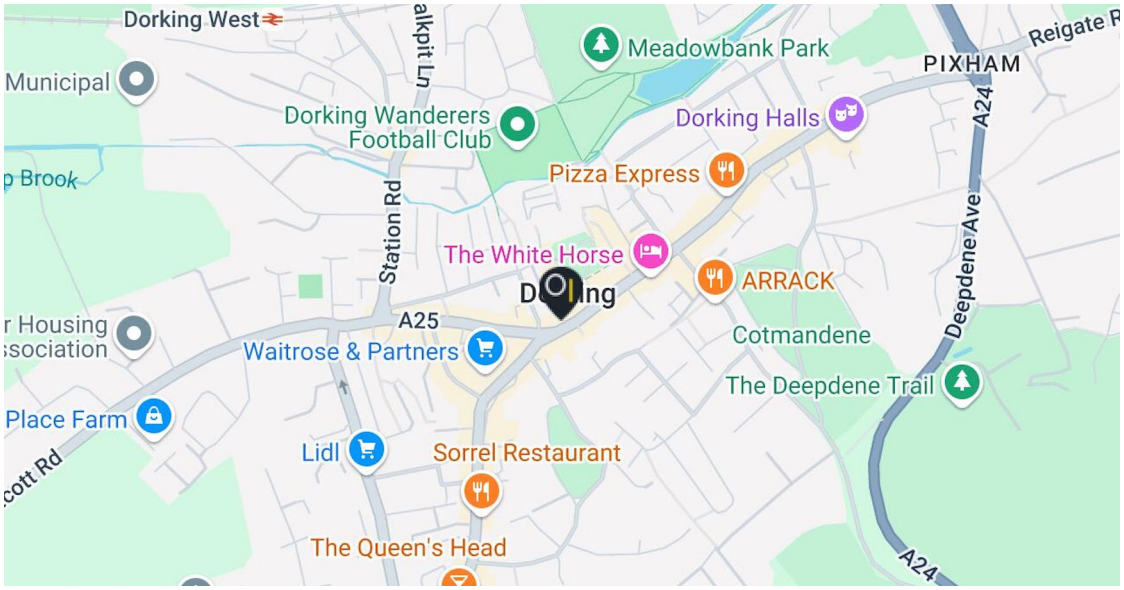
C (72)

Tenancies

The ground floor retail element has recently been let under class "E" use at a headline rent of £30,000pa.
The apartments above are both let separately on AST agreements at £1,165pcm and £1,300pcm over the first and second floors.

Legal costs

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



Contact

Kieran Morgan
T: 07904377405
M: 01483 300176
E: Kieran@owenisherwood.com

Alex Bellion
T: 01483 300176
M: 07971 756068
E: alex@owenisherwood.com

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