



DORKING

41/45 HIGH STREET, RH4 1AR

PRIME SHOP – TO LET

LOCATION

Dorking is an affluent Surrey market town. The property occupies a prime position on High Street between Boots and The Edinburgh Woollen Mill. Other nearby national multiple retailers include Sainsbury's, Robert Dyas, Costa, Rush, EE and Waterstones.

ACCOMMODATION

The premises are arranged on basement and ground floor and the approximate dimensions and net floor areas are as follows:-

Frontage	16 ft 3 ins	4.95 m
Built Depth	46 ft 9 ins	14.25 m
Ground Floor Area	770 sq ft	71.54 sq m
Basement (restricted head height)		

There are 2 car parking spaces at the rear.

LEASE

New full repairing and insuring lease for a term to be agreed. Each party to bear their own legal costs.

RENT

£19,950 per annum exclusive.

RATES

We understand the property is currently assessed for rates as follows:-

Rateable Value	£27,000
Rates Payable 2018/19	£13,257

VAT

The property is **NOT** VAT registered.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.



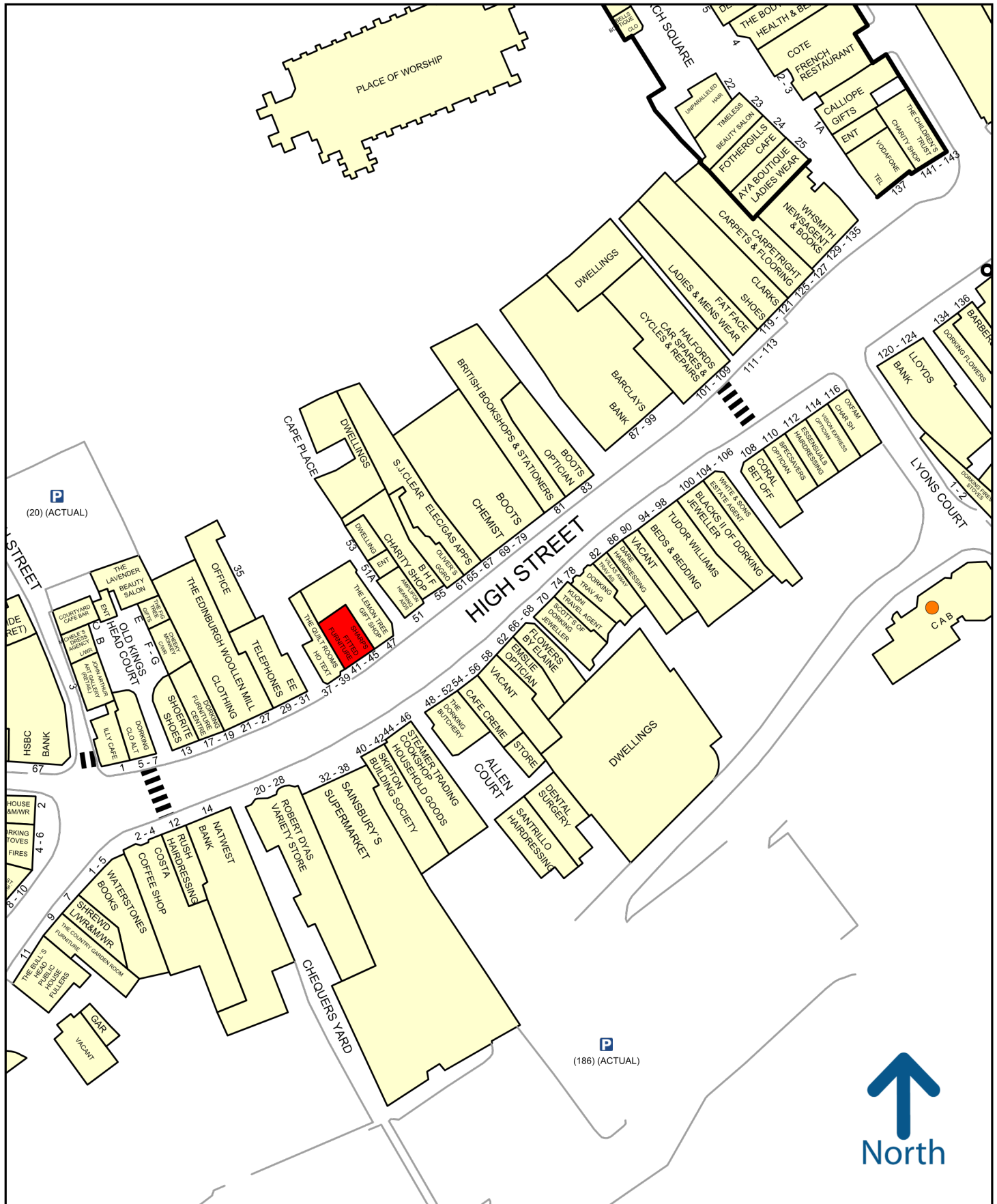
VIEWING

Strictly by appointment only via:-

Graham Perkins

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50 metres

Experian Goad Plan Created: 06/03/2018

Created By: Leslie Perkins



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