

# 2-4 WEST STREET, DORKING, RH4 1BL



**VACANT RESTAURANT PREMISES FOR SALE  
VIA AUCTION**

**Guide Price £410,000  
Plus**



**AUCTION DATE – 6<sup>TH</sup> JUNE 2024**

- Landmark period RESTAURANT building
- Currently arranged as 60/70 covers over three floors
- Dating back to 1500's Grade II Listed
- Close to the junction of West Street and High Street
- Legal pack available at [www.strettons.co.uk](http://www.strettons.co.uk)

**Reigate**

1 bancroft road reigate surrey RH2 7RP  
email • [reigate@robinsonsmb.com](mailto:reigate@robinsonsmb.com)

**Dorking**

253 - 255 high street dorking surrey RH4 1RP  
email • [dorking@robinsonsmb.com](mailto:dorking@robinsonsmb.com)

**T 01306 884685**

## DESCRIPTION

An historic Listed premises of considerable charm predominantly of timber frame construction formed across two interconnecting buildings with a wealth of attractive features including exposed beams and open fireplaces, situated in a good trading position in West Street, close to its junction with the High Street in Dorking and ideally suited for the nearby carparks. The premises which have operated as a restaurant for over 25 years are very versatile with accommodation over three floors currently arranged as ground floor restaurant of approx. 24 covers plus kitchen and ancillary, first floor operating as restaurant providing space for around 30 covers plus WC facilities with second floor which has provided a private dining room for around 12 covers. A dumb waiter serves the upper floors from the ground floor kitchen. Offered in smart order having been latterly refurbished by the last operator and with the benefit of a basement immediate vacant possession is offered.

Situated in West Street, famous for its antique trade, this attractive period premises is set over three floors and suitable for continued restaurant or alternative uses (subject to consents). Located in the heart of the town with amenities nearby the M25 at Leatherhead which is approximately 6 miles distant.

## ACCOMMODATION

Ground floor restaurant	581 sq ft	(53.98m <sup>2</sup> )
Ground floor kitchen	231 sq.ft.	(21.46m <sup>2</sup> )
First floor restaurant	382 sq.ft.	(35.49m <sup>2</sup> ) plus WC's
Second floor dining area	226 sq.ft.	(21.00m <sup>2</sup> )
Basement	231 sq.ft.	(21.46m <sup>2</sup> )

**In total over 1651 sq ft (153.38m<sup>2</sup>) of accommodation plus ancillary areas**

## LICENCE SUMMARY

For reference the current premises licence permits opening hours at the premises Monday to Sunday 09.00 to 02.00pm.

## TENURE

Guide price £410,000 available through Auction

## VAT

We are advised that the premises is not elected for VAT at present.

## COSTS

Each party to be responsible for either own legal costs in the matter.

## BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:



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Misrepresentation Act 1967

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## Details

Rateable Value £27,750  
Uniform Business Rate £49.9 (April 2023 – current)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

## EPC

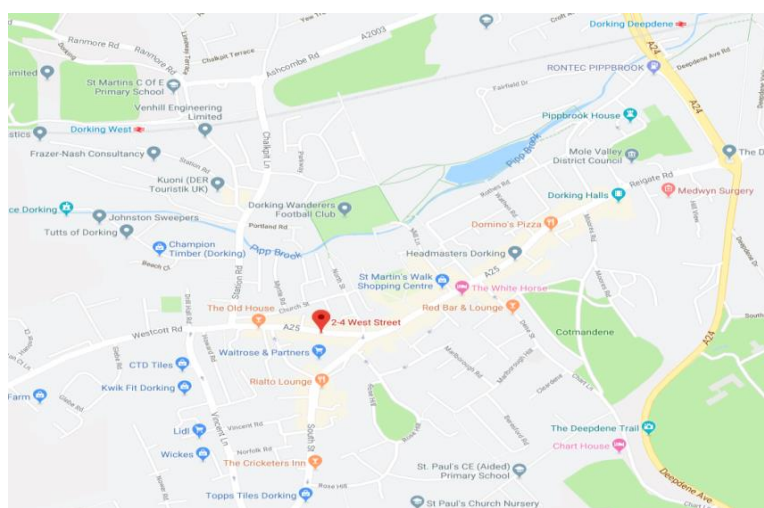
An EPC is available for this property. It has been rated C (52) and is valid until 8.7.2029. A full copy of the EPC is available upon request.

## VIEWING

Strictly by appointment with the Landlord's joint Auctioneers:

Robinsons telephone 01306 884685

Strettons – Robert Hills – 020 7614 9933



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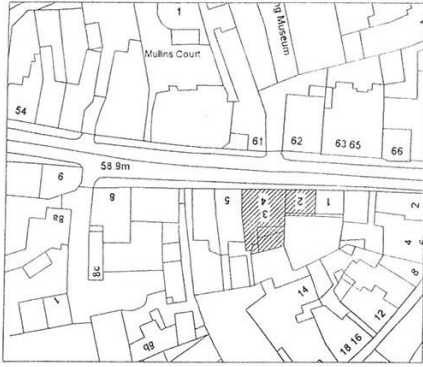
Robinsons

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ICBA  
Institution of Commercial  
Business Agents

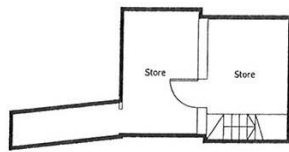
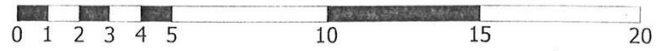
RICS

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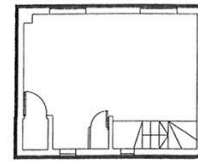


**LOCATION PLAN**  
SCALE 1:1250

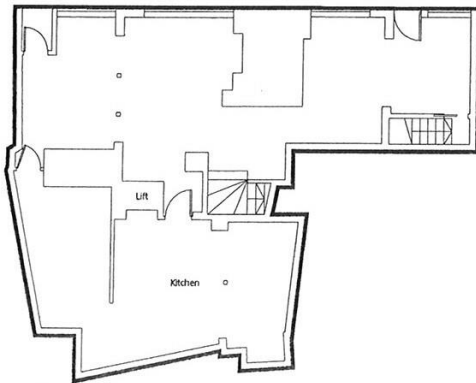
Scale in Metres for 1:200



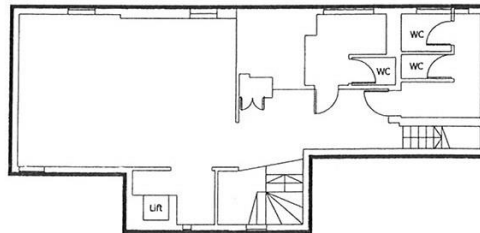
**BASEMENT PLAN**  
SCALE 1:200



**SECOND FLOOR PLAN**  
SCALE 1:200



**GROUND FLOOR PLAN**  
SCALE 1:200



**FIRST FLOOR PLAN**  
SCALE 1:200

WWW.SOUTHERNLEASEPLANS.CO.UK  
TEL: 0844 4145 116

**ADDRESS :**  
2-4 WEST STREET,  
DORKING,  
SURREY, RH4 1BL

**TITLE :**  
LEASE PLAN

**SCALE :**  
1:200 @ A4

**DATE :**  
JUL 2017



**DWG NO:**  
2231

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