

UNIT 19, ST MARTIN'S WALK, DORKING RH4 1UT



KIOSK UNIT TO LET

**£ 9,000
PER ANNUM EXCLUSIVE**



- 192 sq ft (17.87 sq m)
- Prime location

Situated in the St Martin's Walk shopping development, this kiosk unit is located opposite the Library and Millets.

Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approx. 6 miles distant.

Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

T 01306 884685

ACCOMMODATION

Lock up kiosk unit freshly decorated with new laminate floor, in covered walkway. The occupant will need to use the public toilet facilities.

Retail Area	192 sq ft (17.87 sq m)
Frontage	23 ft (7.01 m)
Maximum depth	8 ft (2.44 m)
WC	NA

RENTAL

£9,000 per annum exclusive plus VAT at the prevailing rate.

VAT

We are advised that the premises are elected for VAT.

THE LEASE

To be let by way of a new lease for a term up to three years to be agreed. The lease to be outside the Landlord and Tenant Act 1954. The tenant is responsible to keep the premises in repair and to contribute to the upkeep of the structure, common parts, insurance, etc via a service charge.

COSTS

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

BUSINESS RATES

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

Rateable Value	£7,300
Uniform Business Rates	£0.49.9 (April 2023 – March 2024)

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 B (41). A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Agents Robinsons, telephone 01306-884685



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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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