

**217 HIGH STREET, DORKING, SURREY RH4 1RU**



**GROUND & FIRST FLOOR PREMISES  
TO LET**

**£34,500**

**Per annum exclusive**



**Reigate**

1 bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

**Dorking**

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

- Former Halifax Building Society premises located directly in front of the pay and display car park
- Benefits from versatile uses both past office use, restaurant, health, beauty & medical uses under new 'E' Class
- Adjacent to Pizza Express, Post Office and others
- Over two floors with good open plan footprint
- Close to the heart of the town centre
- Could suit numerous uses within E Use Class

**T 01306 884685**

## LOCATION

Situated in Dorking High Street, this retail unit is located close to traders such as Brewers and Pizza Express, Post Office and a short walk of the focal section of High Street and St Martins Walk. Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

## DESCRIPTION

We are pleased to offer to let this spacious attractive two storey building with prominent frontage and conveniently located directly in front of the Wathen Road car park for customers. The attractive half tiled façade with mansard roof offers a fully glazed shopfront and twin customer doors and opens onto a small pave courtyard before the pavement and walkway beside the unit is the main pedestrian route from the High St to the Wathen Road car park,

The premises have been used for the Halifax Building Society for many years and currently has the benefit of E use class offering spacious open plan space.

## ACCOMMODATION

The premises comprise of open plan space on the ground floor approximately 937 sq ft in a spacious rectangle extending to approx. 53ft deep and 18ft 2 wide. There is a small area at the back to provide for both the rear access to the Wathen road car park and internal staircase to the first floor. The first floor is bright and spacious accessed

internally through an internal staircase to the rear of the shop floor providing two rooms totaling 921 sq ft separated by kitchen and WC facilities.

Ground Floor	Approx 937 sq ft	(87.06m <sup>2</sup> )
First Floor	921 sq ft	(85.57m <sup>2</sup> )

**OVERALL APROX 1858 SQ FT (172.63m<sup>2</sup>) NIA OVER BOTH FLOORS**

## RENT

£34,500 per annum exclusive.

## LEASE TERMS

The premises are available via a new lease granted direct by the Landlord for a term and rent review pattern to be agreed.

## VAT

We are advised that the premises are not elected for VAT.

## BUSINESS RATES

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

Rateable Value	£34,250
Uniform Business Rate	£0.49.9

(March 2023 - present)

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

## COSTS

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



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

T 01306 884685



## EPC

An EPC is available for this property. It has been rated D (86). A full copy of the EPC is available upon request.

## VIEWING

Strictly by appointment with the Landlord's Agents Robinsons. Telephone 01306 884685



T 01306 884685

### ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

#### Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

