

# DORKING SELF CONTAINED RETAIL UNIT

481 sq ft (45 sq m)

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**258 High Street, Dorking,  
Surrey RH4 1QT**

## To Let

### Location

The premises are located at the lower end of Dorking High Street adjacent to Haart Estate Agents and close by to the new Starbucks.

The town's catchment is one of the wealthiest in the country with home ownership and car ownership well above the national average.

### Description

The premises comprise a self contained retail unit on the ground floor with substantial storage/ancillary to the rear. There is a large dry basement which provides additional storage. The basement is accessed via a stairwell from the rear of the shop. There is delivery access to the rear of the premises.

### Accommodation:

Internal width (max)	19 ft	(5.72 m)
Shop depth (max)	29 ft	(8.69 m)
Ground flr - sales	481 sq ft	(44.64 sq m)
Ground flr - ancillary/storage	208 sq ft	(19.36 sq m)
Basement - ancillary/storage	235 sq ft	(21.87 sq m)

### Planning

The premises have the consent for A1 retail use.

### Terms

The premises are available by way of a new fully repairing and insuring lease directly from the landlord on terms to be agreed.

### Annual Rental

£16,000 per annum, exclusive. VAT will be payable, if applicable.

### Business Rate

Rateable value:	£10,250
Uniform Business Rate:	£0.444 (expiring 31/03/2008)
Rates payable:	£4,551 per annum, approx

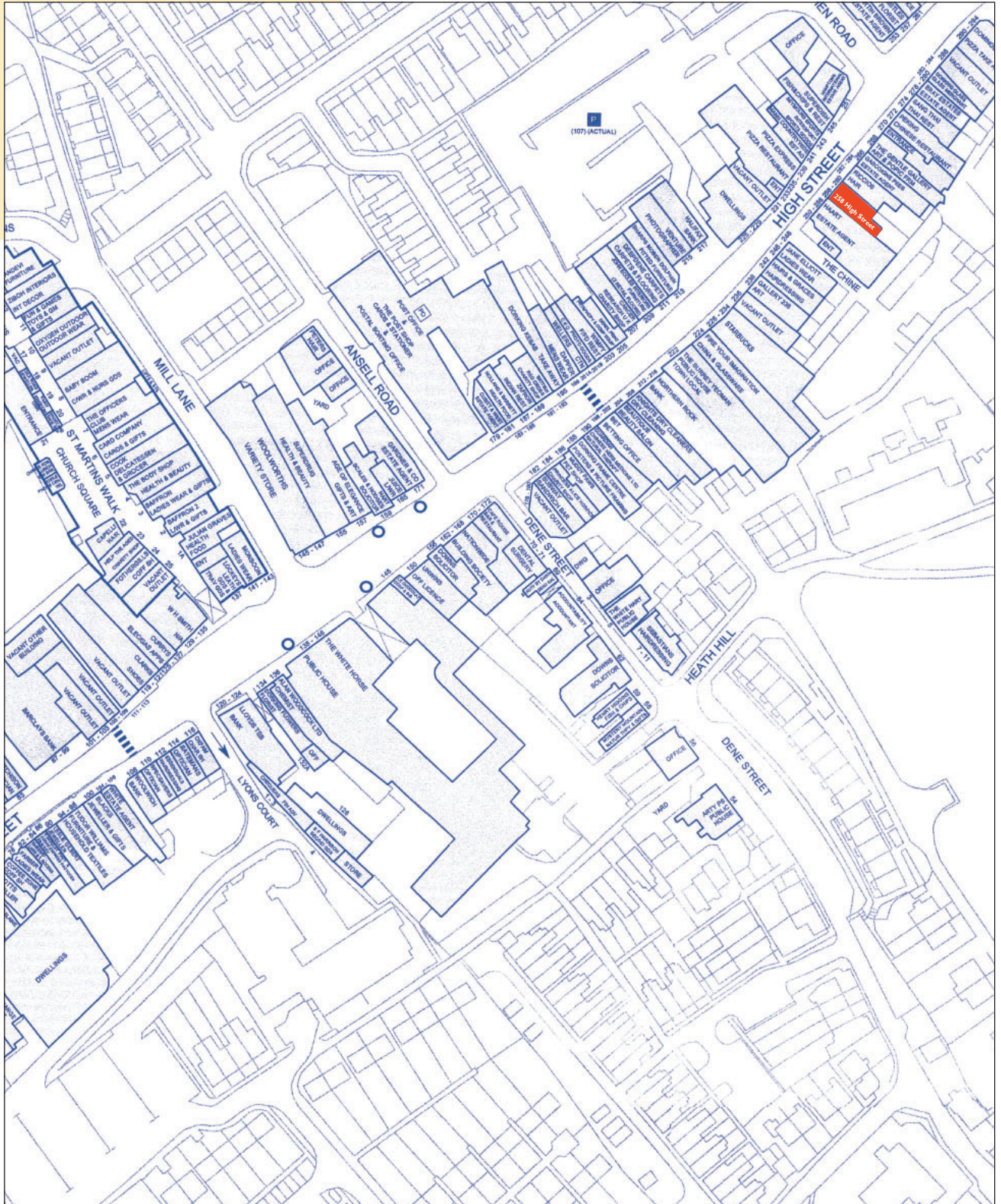
### Legal Costs

Each party to bear their own legal and professional costs with regard to the proposed transaction.

### Viewing and further information contact:

Strictly by appointment with the sole letting agents:

Mark Leah	Nic Pocknall
mark@hurstwarne.co.uk	nic@hurstwarne.co.uk



SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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