

35 South Street, Dorking, Surrey, RH4 2JZ

Retail Unit

**TO LET**



- Ground floor retail unit located within a popular parade
- Excellent town centre location
- Net internal area of 857 sq.ft (79.62 sq.m)
- Potential parking to rear of premises
- Front and rear access to shop
- Rent £15,000 per annum exclusive

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## Location

The premises are located in a parade of eight retail shops set back from South Street with a service road access. Bay parking is available in front of the property with numerous pay and display car parks also being located nearby.

Dorking benefits from good road and rail connections with Junction 9 of the M25 located just 6 miles to the north and the two Dorking train stations are just 0.6 miles to the north, and provide regular services to Croydon and London station via Redhill.

Dorking is a prosperous, affluent town with a large number of restaurants, bars, pubs and shops including a good mix of national and independent retailers.

## Description & Accommodation

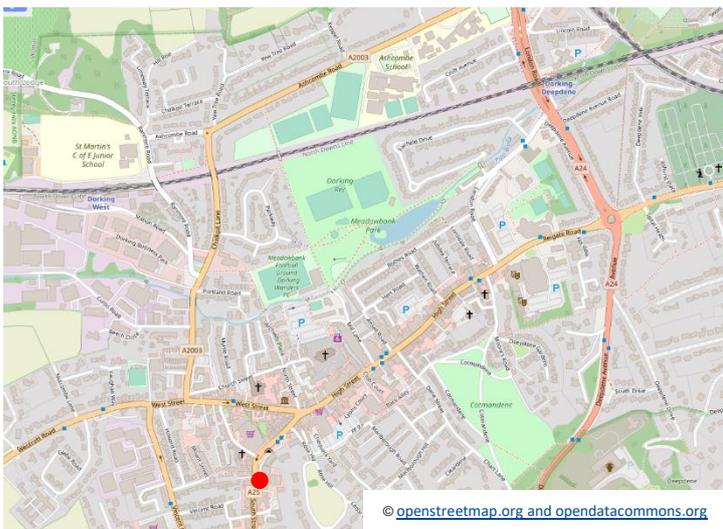
The property comprises a mid-terraced ground floor accommodation is currently configured to provide a largely open plan retail space with a partitioned office / storage room to the rear as well as a separate toilet.

The shop benefits from suspended ceilings throughout, partly laminated flooring and rear access.

There is potential for the occupier have use of a parking space to the rear of the property.

The premises have the following net internal floor areas:

- Retail Area 857 sq ft 79.62 sq.m



## Terms

The unit is to be let on flexible, full repairing and insuring terms at an initial rent of £15,000 per annum.

## Subject to Contract

## VAT

We understand that VAT is not applicable to the transaction

## Costs

Each party is to pay their own fees in relation to the new lease.

## EPC

Awaiting EPC

## Business Rates

The unit is currently jointly rated together the neighbouring unit. The Valuation Office Agency describes the premises as "restaurant, play centre and premises". Once the unit is occupied the rating will need to be assessed.

## Viewings

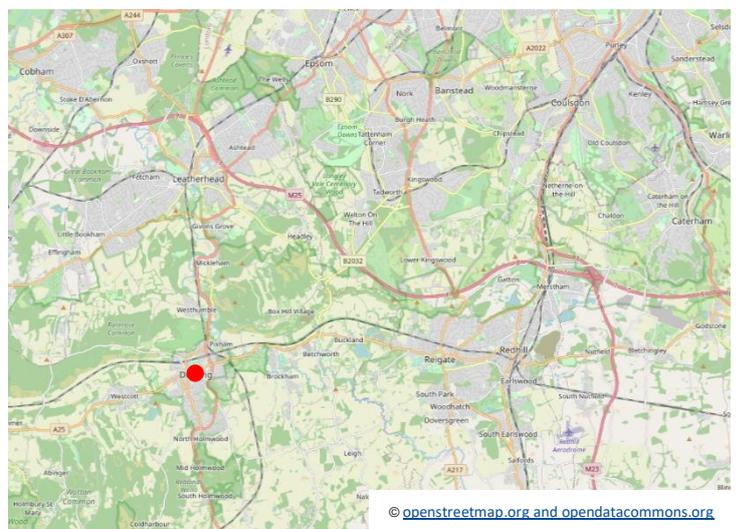
Strictly by appointment with White and Sons:

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