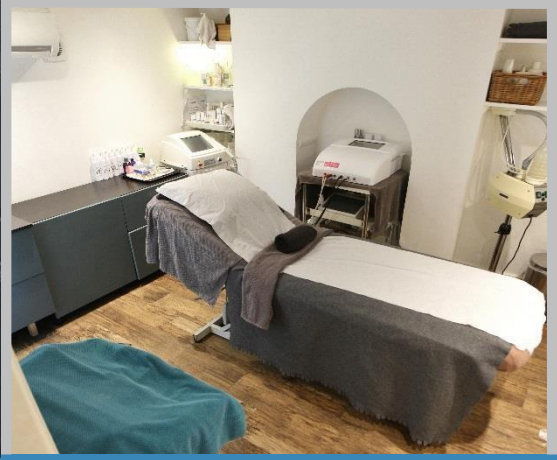
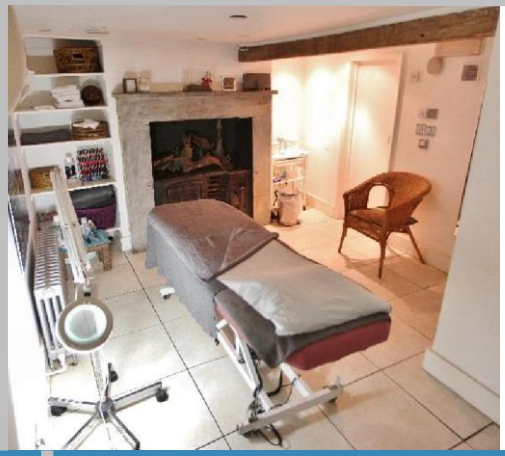
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204-206 High Street, Dorking, Surrey, RH4 1QR

Class ‘E’ / Retail Premises

TO LET

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835
www.raynerscommercial.com • enquiries@raynerscommercial.com

PROPERTY SUMMARY

- **Class 'E' / retail premises to let**
- **Excellent town centre location, close to all amenities**
- **Fitted out to a high standard currently as a beautician**
- **Total net internal area 525 sq.ft (48.8 sq.m)**
- **Offers in region of £13,000 per annum exclusive**
- **Would suit a wide range of Class E uses**

LOCATION

The premises occupy an excellent position on the High Street, in centre of Dorking. The previous tenant traded successfully from the premises for 18 years. Dorking has an excellent selection of shops, cafes and restaurants together with a leisure centre and cinema. The town benefits from good road and rail connections being on the A25 / A24 with Junction 9 of the M25 to the North. Dorking West and Deepdene Mainline Railway Stations are within walking distance providing regular services to Croydon and London.

DESCRIPTION

Ground floor and basement premises within this highly attractive Grade II listed building. The premises boasts a number of period features and comprises a reception area, treatment room and toilet on the ground floor and two further treatment rooms in the basement. The property has been fitted out and decorated to a high standard and benefits from gas central heating, spotlights and air-conditioning throughout. The accommodation and approximate net internal floor areas are as follows:-

Ground Floor	268 sq.ft	(24.9 sq.m)
Basement trading	257 sq.ft	(23.9 sq.m)
Total	525 sq.ft	(48.8 sq.m)

RATES

The Valuation Office Agency Website describes the property as "Beauty Salon and Premises" and advises that the 2026 Rateable Value is £13,000. The current UBR is 43.2 pence in the £. **We understand that the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Mole Valley Council.

TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent in the region of £13,000 per annum exclusive. The landlord is willing to consider a discount in the rent subject to the proposed tenant's circumstances and length of lease term being offered.

Subject to contract

VAT

We understand that **VAT** is not applicable to the rent.

EPC This property has an EPC Rating of C (58)

LEGAL COSTS Each party is to bear their own legal costs

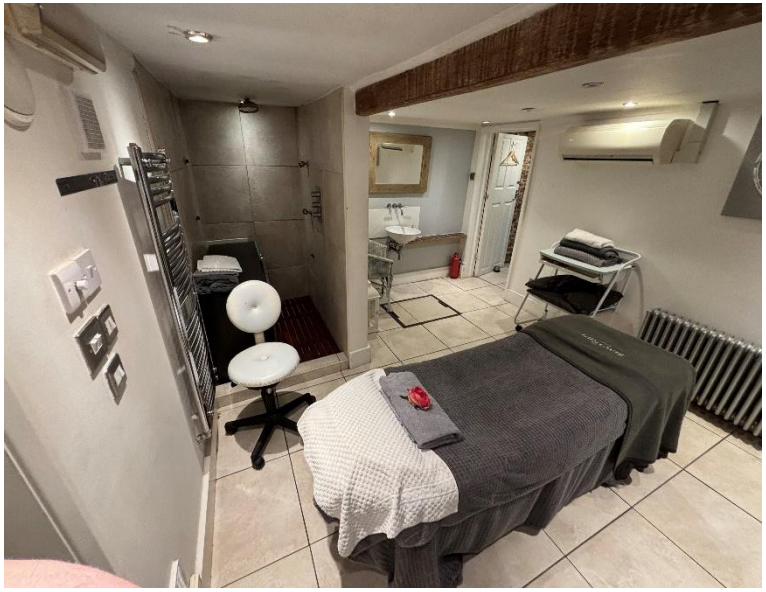
For further information or to view please contact

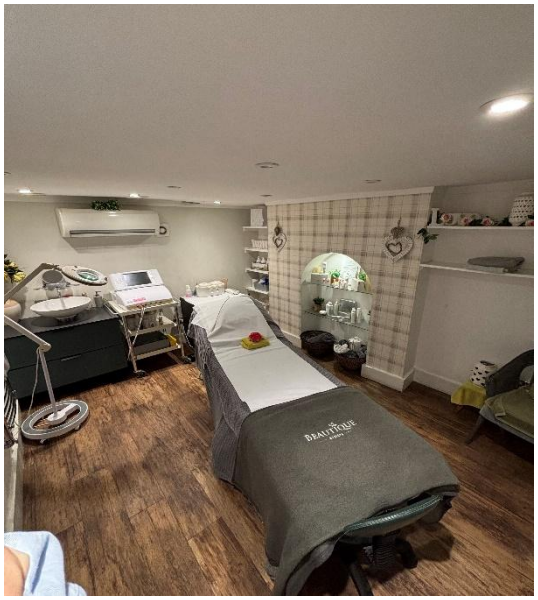
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