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120 South Street, Dorking, Surrey RH4 2EU

Class E / Retail Showroom / Premises

TO LET

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

SUMMARY

- Ground Floor Class E / Retail / Showroom
- Suitable for a variety of uses (subject to planning)
- Modern, well configured & wide fronted unit
- Good prominent frontage
- Ground floor area 1,472 sq.ft (136.75 sq.m)
- 3 Parking spaces
- New lease available direct from landlord
- Rent £22,500 per annum plus VAT

LOCATION

The premises are located on South Street, not far from Pump Corner, where High Street, West Street, and South Street converge. Dorking has an excellent selection of shops, cafes and restaurants together with a leisure centre and cinema. Waitrose Supermarket is 170m to the North on South Street.

Chartwood Place Public car park is situated opposite and there are also 1-hour parking bays further up South Street.

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 London Waterloo.

DESCRIPTION

A prominent, modern, well configured rectangular unit with a wide glazed retail frontage. The property benefits from a modern, aluminium framed shop front, good ceiling height (2.97m), air conditioning and rear access. Interested parties should note that the entrance and toilets are shared, although there is security shuttering dividing this entrance area from the main unit.

There are 3 parking spaces at the rear and also a public car park opposite in Chartwood Place.

Description	Sq.ft	Sq.m
Ground Floor	1,472	136.75
Outside	3 Parking Spaces	

RATING

The Valuation Office Agency Website describes the property as “Showroom & Premises” and advises that the 2026 Rateable Value is £31,250. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Mole Valley District Council.

EPC - The property has an EPC Rating of D (86)

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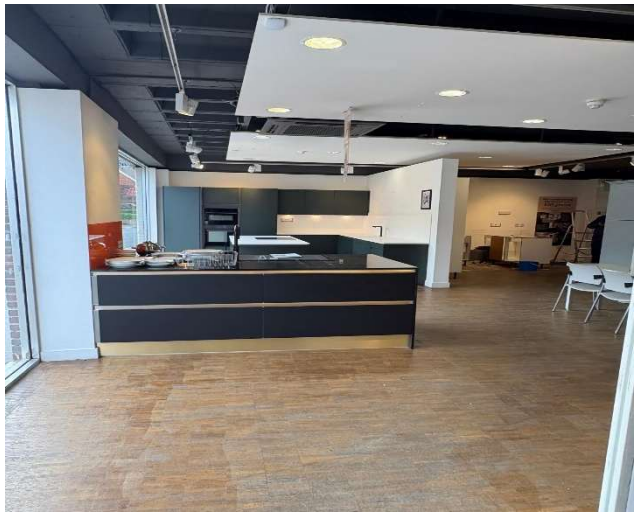

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TERMS

The premises are available to let on a new effective full repairing and insuring lease for a term to be agreed at an initial rent of £22,500 per annum plus VAT.

Subject to contract

VAT We understand that Vat is applicable to the rent.

LEGAL & OTHER COSTS Each party to bear their own costs.

For further information or to arrange a viewing please contact:

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Email: chris@raynerscommercial.com

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