

6 Guildford Road, Westcott, Dorking, RH4 3NR

Retail Unit

TO LET

White Est. 1817
& Sons



- Ground floor retail unit with scope to improve
- Excellent village location
- Ground floor retail unit 293 sq.ft (27.22 sq.m)
- Basement 227 sq.ft (21.09 sq.m)
- Available for £7,000 per annum

• Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk



Estate Agents & Property Consultants | Lettings & Management | Commercial Property | Block Management
Rural Property Services | Professional Valuations | Planning Consultants | Land & New Homes

Location

Wescott is a popular, semi-rural village nestled in a valley at the foot of the North Downs. There are excellent local facilities including a number of independent retailers and restaurants.

The premises is approximately one mile from Dorking town centre and Dorking train station is 2.5 miles distant, offering services into London Waterloo.

Gatwick Airport is located circa 14.2 miles to the southeast.

Description & Accommodation

A unique opportunity to acquire a retail premises, located within a Grade II listed building. The premises benefits from communal entrance, leading to the retail unit, a basement, providing useful storage and dual aspect windows.

The ground floor retail unit, needing refurbishment, offers the potential to convert into your chosen usage.

The premises have the following gross internal floor areas:

Ground floor	293 sq.ft	27.22 sq.m
Basement	227 sq.ft	21.09 sq.m
Total:	520 sq.ft	48.31 sq.m

Terms

The premises are available on a new effective internal repairing and insuring lease at an initial rent of £7,000 per annum exclusive, in advance, for a term to be agreed.

Subject to Contract

VAT - The above rents are quoted exclusive of VAT if applicable.

Costs - Each party are to pay their own fees in relation to the new lease.

EPC - E (109)

Business Rates

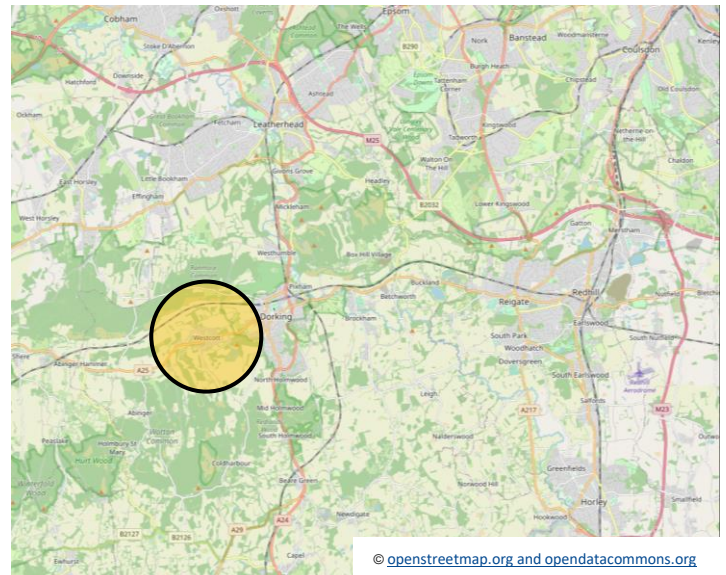
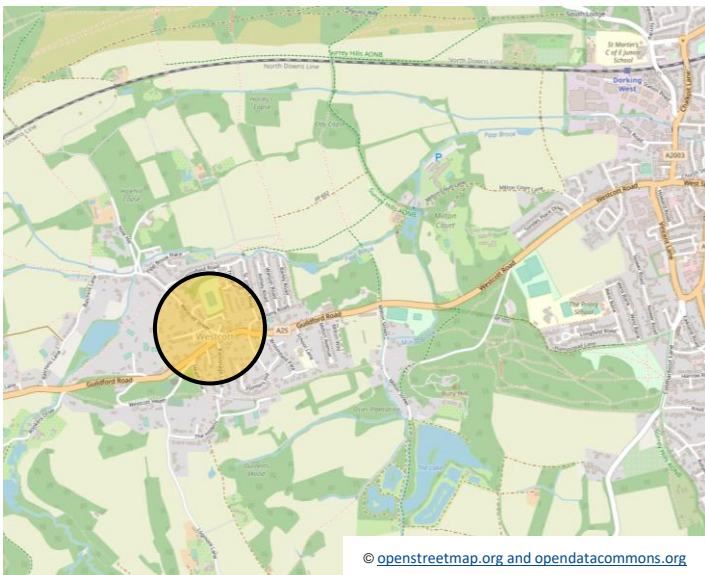
The Valuation Office Agency describes the premises as 'Shop and Premises', with a 2023 Rateable Value of £7,300. Further information relating to the 2023 Rateable Values can be found on the Valuation Office Agency Website.

Viewings

Strictly by appointment with White and Sons:

Tom Dadswell – Tel: 01306 743344

Email: tom.dadswell@whiteandsons.co.uk



Commercial Sales & Lettings

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP

Tel: 01306 743344

www.whiteandsons.co.uk

DISCLAIMER White & Sons for themselves and for the vendor(s) / landlords of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by White & Sons, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property. No person in the employment of White & Sons or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. White & Sons includes any joint agents acting with White & Sons. The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.