



To Let

£43,000 Per Annum
Exclusive



120-124 High Street, Dorking, Surrey RH4 1BB

- Rare opportunity to let a large, former bank premises in a prominent position on Dorking High Street
- Excellent location in the centre of the town in the prime retail area
- Dorking train station is located approximately 1.3 miles to the north
- Total Net Internal Area of 2,382 sq.ft (221.29 sq.m) over basement and ground floor
- Available to let for £43,000 per annum exclusive

Location

The property is located in the heart of Dorking town centre, and occupies a very prominent position within the busy High Street. Dorking is an affluent town with a population of circa 17,200 (in its wider built up area according the 2001 census) and contains a strong mixture of national and independent retailers, restaurants public houses and other local amenities.

The town benefits from excellent road links, sitting on the A25 and being approximately 8 miles south of junction 8 of the M25. Gatwick Airport can be found 12.1 miles distant to the south-east.

Dorking contains three mainline train stations which are located just 1.3 miles away to the north and north west. These offer frequent, direct access to London Victoria and London Waterloo aswell as East Croydon via Redhill.



Description & Accommodation

This former bank premises, offers flexible use commercial accommodation, arranged over ground floor and basement levels. The ground floor is entered directly from the High Street, via double pedestrian doors, with an internal staircase providing access to the basement.

The premises have the following net internal floor areas:

| | | |
|---------------------|--------------------|--------------------|
| Basement Storage | 531 sq.ft | 49.33 sq.m |
| Ground Floor Retail | 1,780 sq.ft | 165.38 sq.m |
| Ground Floor Safe | 71 sq.ft | 6.60 sq.m |
| Total: | 2,382 sq.ft | 221.29 sq.m |



Terms

The premises is available to let on a new effective full repairing and insuring lease at an initial rent of £43,000 per annum exclusive for a term to be agreed.

Subject to Contract

VAT

The above figure is quoted exclusive of VAT if applicable.

Costs

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

EPC

D - 90

Business Rates

The Valuation Office Agency describes the premises as 'Bank and premises' with a 2023 rateable value of £53,000, the current UBR is 49.9 pence in the £. Further information relating to the Rateable Values can be found on the Valuation Office Agency Website.

Viewings

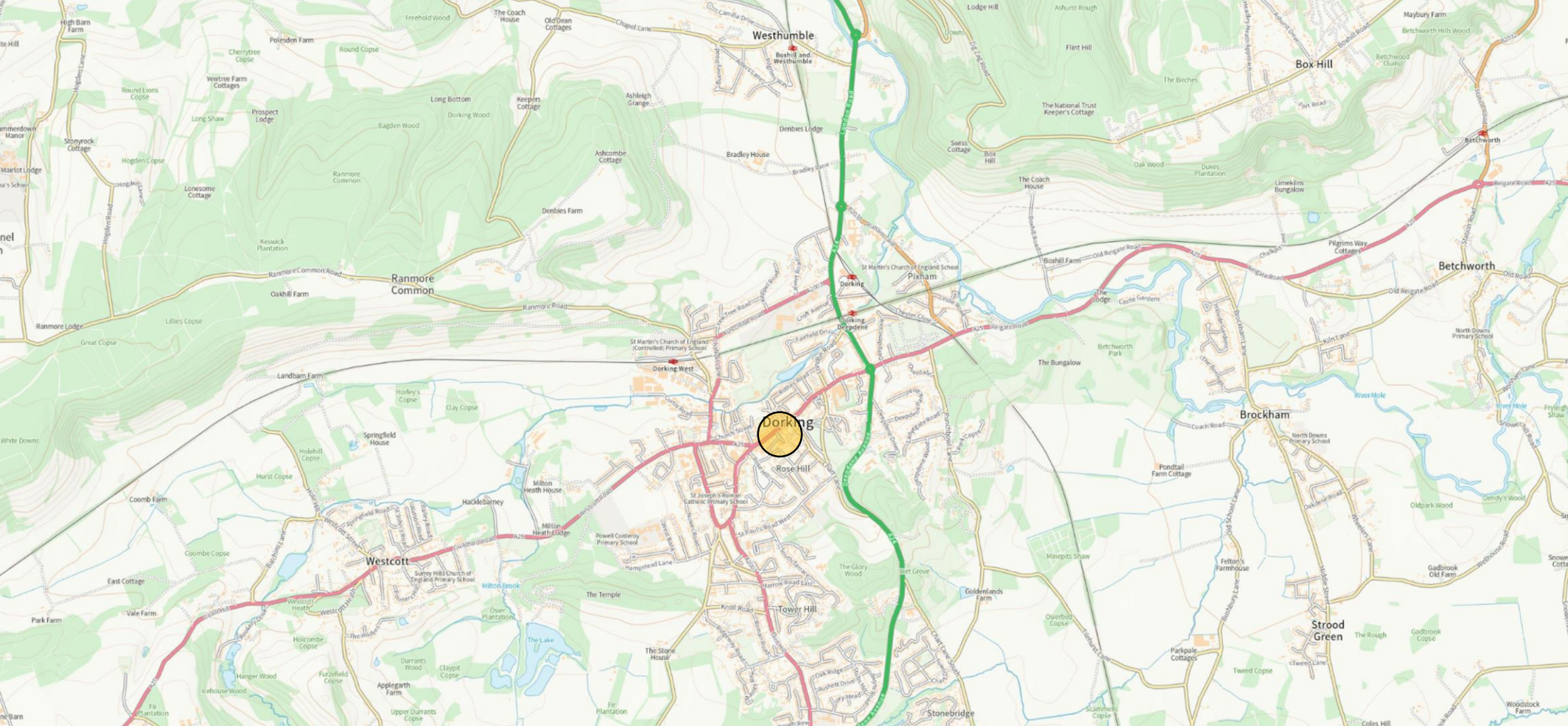
Strictly by appointment with White and Sons:

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Email: tom.dadswell@whiteandsons.co.uk

What3words location: fills.ground.fence





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