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224 HIGH STREET DORKING SURREY RH4 1QS

**** ATTRACTIVE LEASEHOLD SHOP PREMISES ****

FOR DISPOSAL WITHOUT PREMIUM

Location

The historic market town of Dorking (population 17,000) on the North Downs, sits at the junction of the A24 (London to Worthing) and A25 (Maidstone to Guildford) approximately 25 miles south of London. The M25 (junction 9) is accessed via the A24 at Leatherhead and Dorking Railway Station provides a direct service to London Waterloo (52 minutes approx.).

The unit occupies a prominent trading pitch at the northern end of the High Street two doors from a new **Headmasters** Hair Salon, opposite **Halifax Bank** and **Moben Kitchens**, close to **Northern Rock**, **Subway**, **Café Rouge**, **Holland & Barrett** and **Gascoigne-Pees**. Other major multiples in the vicinity include **Marks & Spencer**, **Superdrug**, **Monsoon**, **WH Smith**, **Boots** and **Halfords** amongst many others.

Accommodation

The shop benefits from an excellent window display frontage with the following approximate dimensions and floor area:

Net frontage	18 ft 3 ins
Maximum depth	37 ft
Sales area	556 sq ft plus storeroom and wc

Lease Terms

Our clients wish to assign their lease held on effective full repairing and insuring terms for 10 years from 30th November 2007 subject to a rent review or tenant's option to break on 30th November 2012 at the passing rent of £16,500 pa exclusive.

Rating

According to the Valuation Office Agency website the premises are assessed with a Rateable Value of £13,750. Rates payable for 2011/2012 are estimated at £5,857.50 (UBR Small Business Premises 42.6 p in £).

Legal Costs

Each party to bear its own legal costs

Misrepresentation Act 1967: Harris-Taylor Commercial give notice that:-

- The particulars are set out as a general outline only for the guidance of the intending purchasers, and do not constitute, nor constitute part of, an offer or Contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No representation or warranty is given whatever in relation to this property.

Finance Act 1989: Unless otherwise stated all prices, rents and figures quoted are exclusive of VAT.

Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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224 High Street, Dorking, Surrey RH4 1QS

Viewing

Strictly by appointment only through Sole Agents

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NB An Energy Performance Certificate has been applied for.

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May 2011