

## DORKING - 215 High Street

### RETAIL UNIT TO LET / MAY SELL

Ground Floor Sales 1466 sf sq ft (136.2 sq m)

Adjacent to Halifax and Moben Kitchens and opposite Starbucks.

#### Location

The Premises are located mid way along Dorking High Street adjacent to Halifax and Moben Kitchens. Other retailers in the vicinity include Starbucks, Northern Rock, Cancer Research, Bet (Bookmakers), Subway and Pizza Express.

#### Description

The premises comprises of a two storey building occupying a mid terraced position providing accommodation at ground floor and first floor level. The property benefits from rear access and car parking. In addition there is public car park behind the property.

#### Accommodation

The property affords the following dimensions and floor areas:

Internal Width	7.4m	24'3"
Built Depth	20.5m	67' 6"
Ground Floor Sales	136.2 sq m	1466 sq ft
First Floor	130.8 sq m	1408 sq ft
<b>Total</b>	<b>267 sq m</b>	<b>2874 sq ft</b>

#### Lease

The premises are available to let on a new full repairing lease terms to be agreed providing for a 5 yearly rent reviews.

#### Rent

£36,500 p.a.x



#### Price

Offers in the region of £440,000 for the freehold interest with vacant possession.

#### Rates

Rateable Value	£30,500
UBR (2008/2009)	46.6p

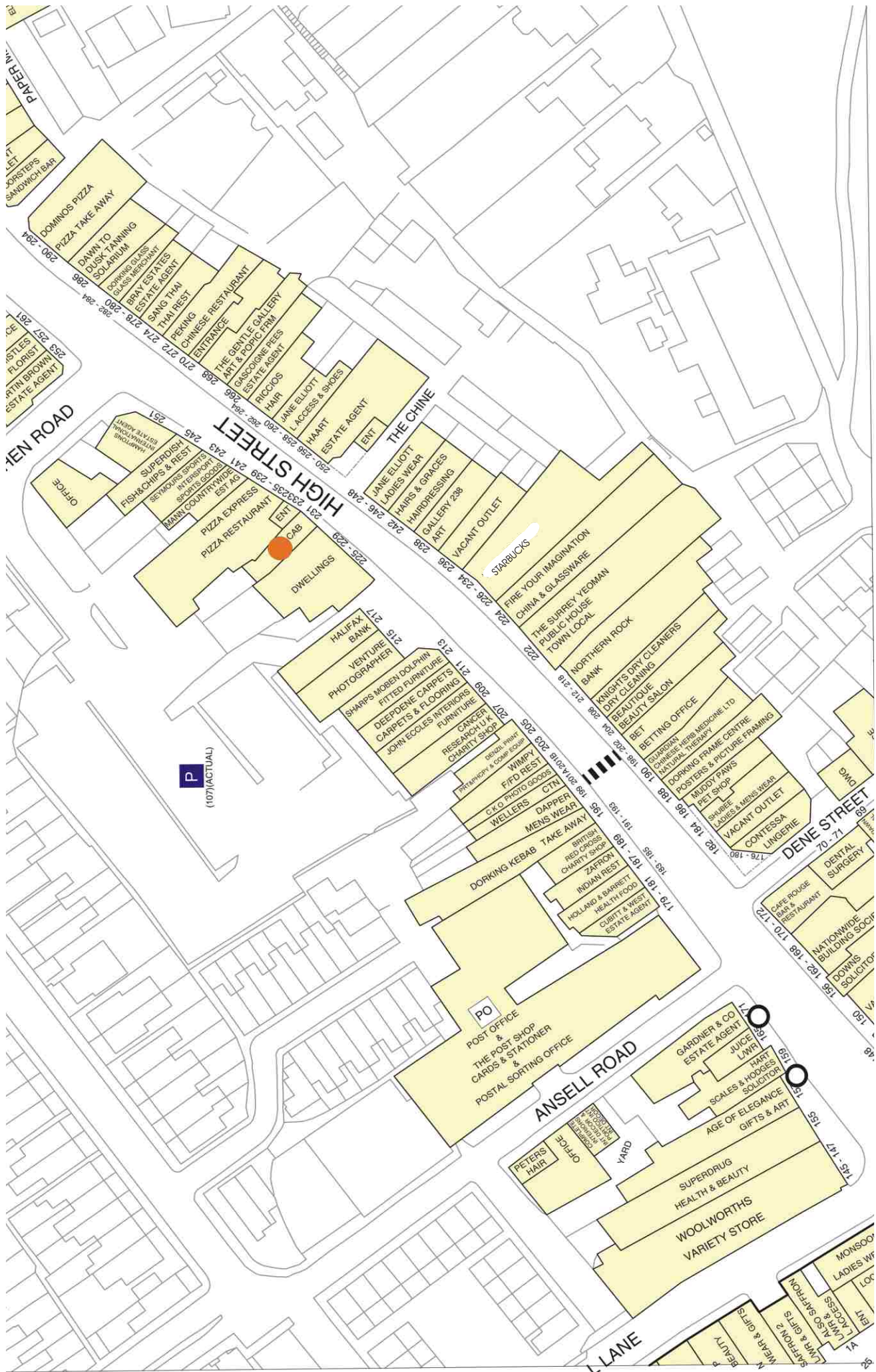
#### Costs

Each party to bear their own.

#### Inspection

For further information or to view strictly by appointment please contact:

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**IMPORTANT NOTICE**

These particulars are set out as a general outline only for guidance to intended purchasers. Measurements are approximate and the vendor takes no responsibility for any errors, mistakes or omissions in these details. These particulars do not constitute an offer of any kind. The vendor does not have any authority to make any representation or warranty in relation to this property. All prices are exclusive of rates, taxes and charges. All prices are approximate unless otherwise stated.