



**jamescommercial**  
property consultants

191-193 High Street | **Dorking, Surrey, RH4 1RU**  
**PRIME SHOP & BASEMENT TO LET**

# 191-193 High Street | Dorking, Surrey, RH4 1RU | PRIME SHOP & BASEMENT

- ground floor & basement
- 87.33 m<sup>2</sup> (940 ft<sup>2</sup>) approx
- a1 (retail) use - alternative uses considered
- rent: £19,950 per annum exclusive
- new lease
- busy high street

## DESCRIPTION

Mid terrace retail unit, currently arranged as a front sales area, rear office/storage (proposed new kitchenette & WC) and fire exit. There is also a small basement store area, accessed via a trap door.

We understand that the premises benefit from A1 (Retail) use - Alternative uses will be considered, subject to planning.

## LOCATION

Situated in a prime position on the High Street (A25), between Ansell Road and Wathen Road in the centre of Dorking. Neighboring occupiers include; Holland & Barrett, Post Office, Subway, Virgin Money, Pets at Home, Halifax, Headmasters, Oxfam, Cafe Rouge, Nationwide, together with a good mix of independent and local traders.

A pay and display public car park (104 spaces) can be found behind the premises, just off the High Street, accessed from Wathen Road. Dorking Deepdene, Dorking and Dorking West mainline railway stations are all within walking distance, providing services to London Waterloo, London Victoria, Gatwick Airport, Reading, Horsham and Redhill.

## ACCOMMODATION

Ground floor	71.07 m <sup>2</sup>	765 ft <sup>2</sup>	
Basement	16.26 m <sup>2</sup>	175 ft <sup>2</sup>	
<b>TOTAL</b>	<b>87.33 m<sup>2</sup></b>	<b>940 ft<sup>2</sup></b>	<b>NIA</b>

## TENURE

A new full repairing and insuring lease is available, on terms to be agreed.

## BUSINESS RATES

We estimate that the rateable value is currently £18,700. Please contact Mole Valley on 01306 885001 to request what the amount payable per annum might be.

## VIEWING

Strictly by appointment only, through joint sole agents: -

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