

PROMINENT CLASS E FREEHOLD FOR SALE

DORKING

14 HIGH STREET

Description

Dorking is a historic market town located in the county of Surrey, England. Situated approximately 21 miles (34 km) south of London, Dorking is nestled in the picturesque Surrey Hills, an area of outstanding natural beauty.

The subject property is located on a prime pitch near the intersection of South Street, West Street and the High Street. Other retailers include **Costa**, **Waterstones**, **Sainsbury's**, **EE** and **Starbucks**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with first and basement floors providing the following approximate areas:

Ground Floor Sales	2,547 sq. ft.	(262 sq. m)
Ground Floor Ancillary	2,033 sq. ft.	(188 sq. m)
First Floor Ancillary	343 sq. ft.	(31.86 sq. m)
Basement Ancillary	324 sq. ft.	(30 sq. m)
Total	5,247 sq. ft.	(487.46 sq. m.)

Plans of the accommodation are available on request.

Both the first and second floor have been sold on a 125-year long leasehold due to expire in 2133. Currently it has a ground rent of £100 pa.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£330,000**.

** In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£58,000
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C 59. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Abi Stoye **07375 625623**
abi.stoye@greenpartners.co.uk

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

In partnership with:



