



105 SOUTH STREET, DORKING, RH4 2JU

- The property enjoys a prominent roadside position on South Street, one of the main thoroughfares into Dorking Town Centre.
- Nearby occupiers include Waitrose & Partners further north on South Street, Lidl and Majestic Wine adjacent.
- Dorking is an affluent market town situated 10 miles east of Guildford in the popular Surrey Hills region.
- The premises itself are based over ground floor and benefit from 4 dedicated parking spaces to the front.

PROMINENT ROADSIDE RETAIL UNIT TO LET IN AFFLUENT MARKET TOWN

TERMS

The property is available by way of a new FRI sub-lease, contracted outside the Landlord & Tenant Act 1954. Further details upon request.

RENT

£55,000 per annum.

FLOOR AREAS SQ FT / SQ M

Ground Floor: 2,378 / 220.92

EPC

Energy Performance Asset Rating is available upon request.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

RATEABLE VALUE

£43,250 (2023 assessment)

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any relief that may be available.

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



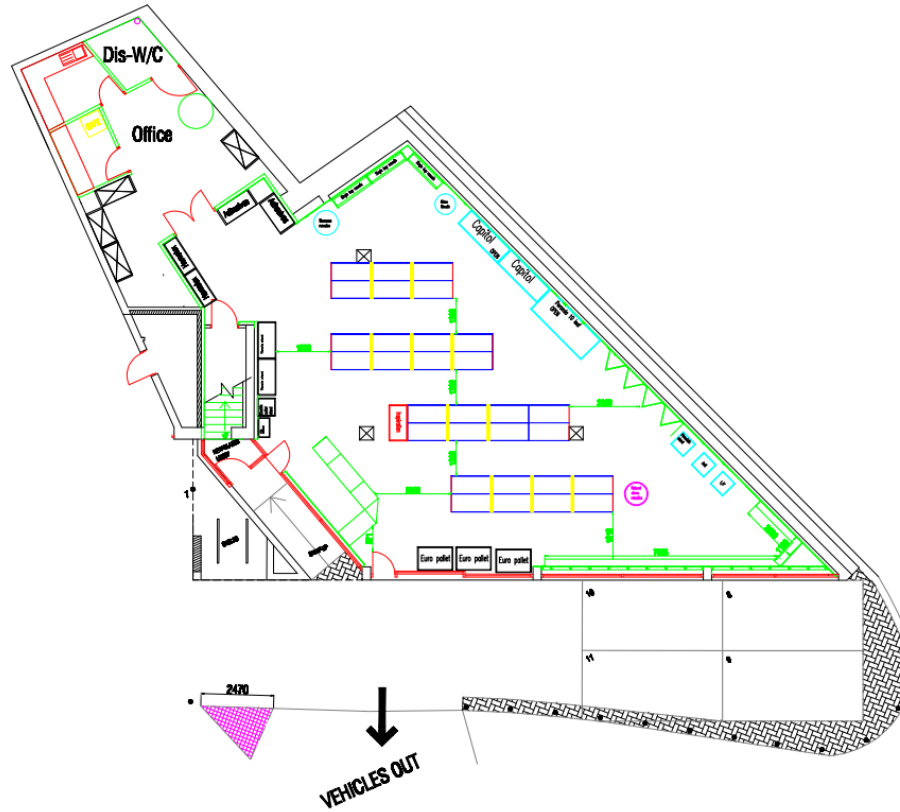
JACKSON CRISS

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Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

Majestic
wines • beers • spirits



WAITROSE
& PARTNERS

JACKSON CRISS

VIEWING

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