

**CHARACTER  
RETAIL UNIT  
TO LET**

**Owen Shipp**  
COMMERCIAL

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**www.owenshipp.co.uk**

**EGi's Most Active Dealmaker - Surrey 2016/17**



**49 WEST STREET, DORKING, SURREY, RH4 1BU**

Character Retail Unit Available To Let

New Lease on Terms to be Agreed

Rear Garden Area Included

Potential for A3 / A5 Subject to Planning

**166.04 sq m / 1,787 sq ft**



Owen Shipp Commercial  
The Annexe, Saxon House. 28 Castle Street, Guildford, Surrey, GU1 3UW  
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**Location**

Situated in West Street, an established retailing location favoured by antique and furniture retailers. Approx 100 meters from Dorking High Street (A25) with local and national retailers.

Dorking West Train Station is less than 0.5 miles away with a public car park also situated to the rear of the property.

**Description**

49 West Street is a 3 storey period retail unit in the centre of Dorking offering a large open plan retail rear area on the Ground Floor along with two additional floors of retail or storage space.

There is a garden accessed from the rear of the property that could be utilised as an additional parking area, subject to the appropriate permission.

**Accommodation**

Ground Floor:	99.16 sq m	/	1,067.35 sq ft
First Floor:	39.61 sq m	/	426.37 sq ft
Second Floor:	27.27 sq m	/	293.58 sq ft
<b>Total:</b>	<b>166.04 sq m</b>	<b>/</b>	<b>1,787.30 sq ft</b>

**Rent**

£31,000 p.a.

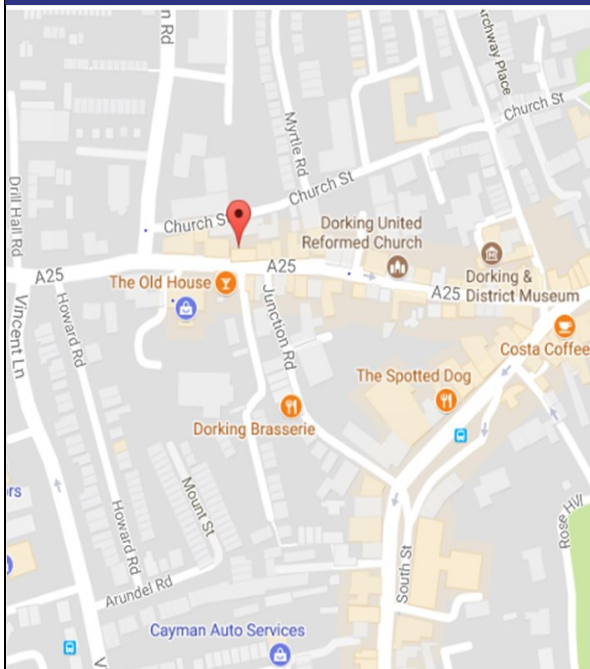
**Lease**

A new full repairing and insuring lease to be granted on terms to be agreed.

**Legal Costs**

Each party to bear their own legal costs incurred in the transaction

**Map**



**Rates**

Rateable Value: £16,000  
Rates Payable: £ 7,456 (2017/18)

**EPC**

To be assessed.

**Viewings**

Strictly by Appointment with the Sole Agents:



*These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.*

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