



RETAIL FOR SALE

175 HIGH STREET

Dorking, RH4 1SA

A LONG-LEASEHOLD PROPERTY ON DORKING HIGH STREET OVER GROUND AND FIRST FLOOR SUITABLE FOR A VARIETY OF RETAIL AND LEISURE OPPORTUNITIES.

2,545 SQ FT (236.44 SQ M)



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DETAILS

DESCRIPTION

The property comprises an attractive period property split over ground and first floor. The property is currently used by the Post Office Limited as a Post Office, however the property is suitable for a range of uses. The property is available by way of a long lease with circa. 988 years remaining at a peppercorn rent. The ground floor of the property is predominantly used as sales space, with a small amount of office space to the rear of the ground floor. The part first floor is used as ancillary office space, and also comprises the staff welfare areas along with both male and female WCs. A shared staircase accessed from inside the rear of the unit provides access to the first floor accommodation.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,494	138.80	Available
1st	1,051	97.64	Available
Total	2,545	236.44	

KEY FEATURES

- Well configured retail space
- Sizable first floor ancillary space
- Fronting onto Dorking High Street
- Attractive period property

OUTGOINGS

- **Price:** Offers in excess of £495,000
- **Rates:** £30,030 per annum
- **Service charge:** £5,000 per annum Service charge was £4,937.80 for 2023/24.
- **Estate charge:** n/a
- **EPC:** C (63)

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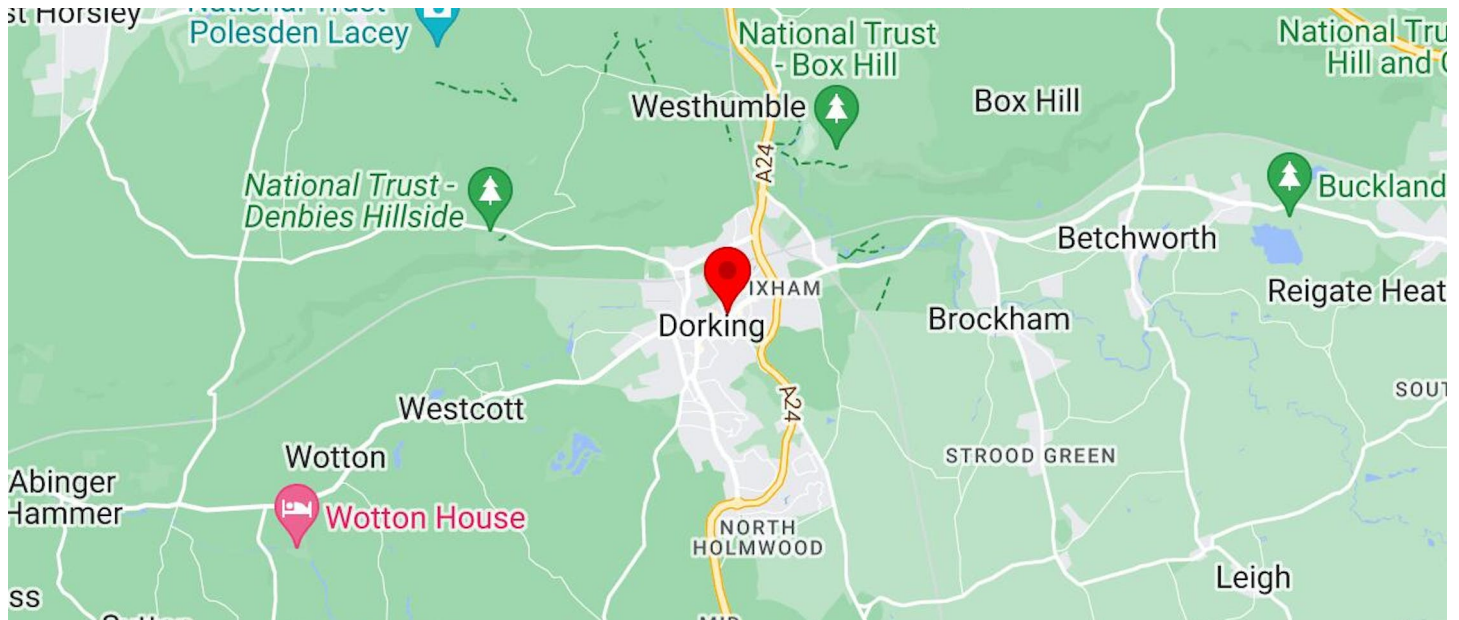
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LOCATION



The property is located on Dorking High Street, the prime retail pitch in Dorking. The property is located on the intersection of the High Street and Ansell Road, and the property is accessed off the High Street itself. The surrounding occupiers are a mix of national and independent retail and leisure operators.

Dorking is a market town in Surrey, roughly 21 miles south of London. Dorking benefits from strong transport links located on the A24 which runs from the M25 down to Worthing. Access to the A24 is 0.4 miles to the west of the property. Dorking also benefits from three train stations; Dorking, Dorking West and Dorking Deepdene. These stations provide direct services to Gatwick Airport, Guildford, Reading and London Victoria.

CONTACT US

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