



**Rent** £30,000 Per annum + VAT

**Size** 957 Square feet

**Ref** #3216

## Address

**Address:** 67 West Street

**Postcode:** RH4 1BW

**Town:** Dorking

**Area:** Surrey

## Location

The frontage enjoys the busy A25/ West Street passing traffic and good footfall- close to many multiples and established independent businesses.

## Description

Corner position, ground floor former bank premises to let on new lease.

The property should suit a variety of different uses under the E use class (no hot food users.)

The ground floor measures approximately 1050 sq ft from which WC's and a kitchen will need to be created. There is an existing strong room which could be used as a kitchen/ store room.

A basement is also available by separate negotiation.

Dorking is a thriving and charming town with an excellent mix of chain and independent shops, restaurants and cafes.

Early viewings recommended.

EPC Rating D.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£30,000 Per annum + VAT
<b>Legal fees:</b>	Each party to bear their own
<b>Lease details:</b>	New FRI lease for a term to be agreed

## Features

- ✓ 'E' Use class
- ✓ Close to many multiples
- ✓ High footfall
- ✓ Parking close by
- ✓ Corner position
- ✓ New lease available
- ✓ Town centre location

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



