



Rent £22,500 Per annum + VAT

Size 1,472 Square feet

Ref #3408

Address

Address: 120 South Street

Postcode: RH4 2EU

Town: Dorking

Area: Surrey

Location

Dorking has an excellent selection of shops, cafes and restaurants. Chartwood Place Public car park is situated opposite the property.

Description

Available to let is this prominent, modern, and well-configured retail unit featuring a wide glazed shop frontage. The property benefits from a contemporary aluminum-framed shop front, an excellent ceiling height of approximately 2.97m, air conditioning, and rear access.

Please note that the entrance lobby and toilet facilities are shared. However, a secure shutter separates the shared entrance area from the main retail unit, providing privacy and security.

The property also benefits from three allocated parking spaces to the rear, with additional public parking available directly opposite in Chartwood Place.

EPC Rating D.

Early viewings recommended.

General Information

Tenure:	Leasehold
Rent:	£22,500 Per annum + VAT
Legal fees:	Not specified
Lease details:	New lease for a term to be agreed.

Features

- ✓ Air Conditioning
- ✓ Prominent location
- ✓ Parking close by
- ✓ Public car park nearby

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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

