

Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

**PROMINENT RETAIL/OFFICE PREMISES
(A1/A2 USER)
TO LET**

1,105 sq ft (102.65 sq m)



250-256 HIGH STREET

DORKING • SURREY • RH4 1QT

LOCATION:

The property is situated on the south side of Dorking High Street opposite Pizza Express and an assortment of other well-known retailers. Dorking is a busy market town with a resident population of some 11,185 persons (2011 census).

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

250-256 HIGH STREET

DORKING • SURREY • RH4 1QT

LOCATION (cont'd): The town also benefits from excellent transport links with the A24 providing good access to the M25. It also has fast and regular direct train services to London (both Victoria and Waterloo Stations) whilst Gatwick airport is also within easy reach being 7 miles away.

Dorking High Street is home to a wide range of retailers including Boots, Waterstones, Clarks, WHSmiths, Halfords, Costa Coffee, Sainsburys and Waitrose. It also hosts a number of national restaurants including Cote Brasserie, Ask Restaurant and Cafe Rouge.

DESCRIPTION: The property comprises large ground floor premises formerly used as an Estate Agents office and extends to some 1,100 sq ft approx. The property is located in prominent position with an extensive frontage. Internally the property is well presented and benefits from an extensive High Street frontage.

ACCOMMODATION: The property extends to the following approximate areas:-

Ground floor sales area 1,105 sq ft (102.65 sq m)

Kitchen

WC facilities

TERMS: The property is held by way of a lease dated 28th January 2015 and is for a 10-year term commencing on 29th September 2014 and expiring on 28th September 2024. The lease also incorporates a tenants break option on 29th September 2019.

RENT: £25,000.00 per annum exclusive.

EPC: See attached.

BUSINESS RATES: Rates payable £10,969.25 per annum approx
(based upon Rateable Value - £22,250.00 @ UBR of 49.30p in the £)

SERVICE CHARGE: To be confirmed.

LEGAL COSTS: Each party to bear their own legal and professional costs.

VIEWING: The premises are available to view strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

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NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

Energy Performance Certificate

Non-Domestic Building



GROUND FLOOR RETAIL UNIT
250-256 High Street
DORKING
RH4 1QT

Certificate Reference Number:
0622-0238-6269-0326-1002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

◀ 47 This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	102
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	78.58
Primary energy use (kWh/m ² per year):	461.31

Benchmarks

Buildings similar to this one could have ratings as follows:

20	If newly built
59	If typical of the existing stock