



Knights Drycleaners
Drycleaners of Distinction

208

**Owen
Isherwood**
CHARTERED SURVEYORS

208 High Street, Dorking, RH4 1QR
FOR SALE | 1,353 SQ FT (125.70 SQ M)

Freehold mixed-use investment in central Dorking.

- Retail Tenant on a new 21-year lease from June 2024 at £20,000pa.
- Fixed 5th year rent review on the retail premises to £24,500pa.
- Two-bedroom duplex apartment above let on an AST at £14,160pa.
- Total income of £34,160pa.
- Business in situ operating for a number of years, having had a recent change in management.
- Desirable location with retail vacancy rates within Dorking around 10% - 11% - well below the national average.





Location

The town of Dorking is situated within the home counties, occupying a sought-after area within the Surrey Hills area of outstanding beauty.

Being a fifteen-minute drive from the M25 ring-road around London, fifteen minutes away from Reigate due East, as well as a short twenty-minute drive West towards Guildford.

Public transport connections include three national railway stations into the capital and on to the South Coast, as well as bus connections along the High Street to nearby towns.

Description

The premises are occupied by a retail tenant on the ground floor operating as a dry cleaner with all appropriate fixtures, fittings and equipment in situ. The unit is set over a single ground floor separated by stairs to the rear, with the initial shop floor having partition walls separating the front from the rear.

Set directly above and separately from the retail unit is a two-bedroom apartment set over both the first and second floors. This is currently occupied under an AST agreement and falls within the Homes Act 2018.

Accommodation

| Name | sq ft | sq m | Availability |
|---------------------------------|--------------|---------------|--------------|
| Ground - Shop Floor | 869 | 80.73 | Let |
| 1st - 1st & 2nd Floor Apartment | 484 | 44.97 | Let |
| Total | 1,353 | 125.70 | |

Price

Offers in the region of £450,000

Rates & Charges

Rateable value: £15,250

Rates payable: £7,609.75 per annum

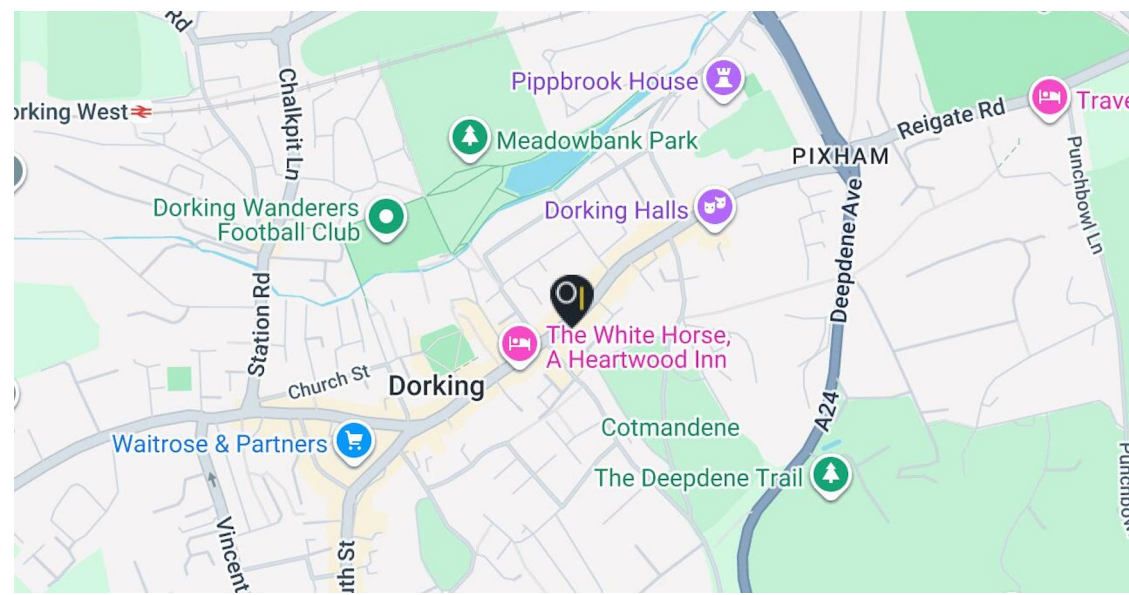
EPC

C(62) - Retail Unit

C(69) - Apartment

Legal costs

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



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