

Photograph taken August 2014



**SITUATION**

In this well known High Street within this market town, amongst such multiple retailers including **Superdrug, Halifax, Holland & Barrett, Subway, Northern Rock, Cancer Research, Café Rouge, Post Office** and **WH Smith** and close to **St Martin’s Shopping Centre**.

Dorking is an affluent town approximately 5 miles from Junction 9 of the M25 and 22 miles from central London.

**PROPERTY**

An attractive mid terraced building comprising **2 Ground Floor Shops** with a separate front entrance to **2 Self-Contained Flats** on the first floor.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 188 (Shop)	Internal Width 14'9" Shop Depth 50'11" WC	<b>Peter James Weller (Picture Framers)</b>	15 years from 20th April 2008 <b>(in occupation since 1998)</b>	£16,100	FRI <b>Rent Review 2018</b> <b>Note: The Tenant did not operate his 2013 Break Option.</b>
No. 190 (Shop)	Internal Width 11'5" widening to 15'4" Shop Depth 50'11" including 3 Treatment Rooms, Kitchen & WC	<b>Medforce (Dorking) Ltd (Chinese Herbalist and Treatment Clinic)</b>	15 years from 20th August 2004 <b>(in occupation since 1999)</b>	£13,000	FRI
First Floor (2 Flats)	2 Flats – Not inspected	<b>Various</b>	Each 125 years from 29th September 2013	£200 (£100 per flat)	Each FRI <b>Rent rises by £200 every 25 years</b>
<b>TOTAL</b>				<b>£29,300</b>	

**£29,300 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page





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**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts