

View opposite



SITUATION

Occupying a prominent position in the centre of the town's main retail thoroughfare, opposite **Boots Opticians** and amongst multiples such as **Toni&Guy, Fat Face, Specsavers, Mountain Warehouse, Barclays, Boots Pharmacy, Sainsbury's** and a host of independent retailers.

Dorking is an affluent commuter town renowned for its antique shops and located approximately 5 miles from the M25 (Junction 9) via the A24 and some 22 miles south of central London, whilst Dorking Station (National Rail) provides regular rail services to central London with journey times of less than an hour.

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop**.

ACCOMMODATION¹

Ground Floor Shop	
Gross Frontage	12'2"
Internal Width	11'4"
Shop Depth	38'2"
Built Depth	55'0"
WC	

¹Not inspected by Barnett Ross.

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from December 2020 at a peppercorn ground rent.

The Property



TENANCY

The property is let on a full repairing and insuring lease to **T. Mohammed as an Antiques Gallery** for a term of 15 years from 1st October 2020 at a current rent of **£16,000 per annum** exclusive.

Rent Reviews 2025 and 2030

Note: £4,000 Rent Deposit held.

£16,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

SCJ Solicitors

Tel: 01286 677 897 Ref: Samantha Jones

Email: samanthajones@scjsolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**