



Ideal For  
Retail / Restaurant

## Dorking - 22 South Street, Surrey RH4 2QW

Prominent, Double-Width Frontage

### Location

The property is located on South Street, close to the junction with the High Street. Nearby occupiers include **Waterstones**, **Costa Coffee**, **Robert Dyas** and **HSBC**.

**Waitrose** and **Sainsbury's** supermarkets anchor the location along with their surface car parking.



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Streetview

### Description

- A character property in the middle of this affluent commuter town.
- Retail and ancillary space is at ground floor.
- Storage space is in the basement.

The premises provide the following approximate dimensions and areas.

Description	Imperial	Metric
Ground Floor Sales	1,766	164
Ground Floor Storage	725	67.4
Basement	320	29.7

#### Lease

Available by way of a new lease for a term of 5 years plus.

#### Rent

£49,500pax

#### Rates

The VOA advise that the rates are:

Rateable Value                      £39,250  
Rates payable at .499p    £19,585.75

#### Legal Costs

Each party are to bear their own associated legal costs.

#### EPC

Being prepared.

#### Contact

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