



## 2-4 WEST STREET, DORKING, SURREY, RH4 1BL

- LANDMARK PERIOD RESTAURANT / RETAIL BUILDING
- RENT REDUCTION TO £30,000 PER ANNUM
- CURRENTLY ARRANGED AS 60/70 COVERS OVER THREE FLOORS
- DATING BACK TO 1500'S GRADE II LISTED
- CLOSE TO THE JUNCTION OF WEST STREET AND HIGH STREET

**Colyer Commercial**  
CONSULTANT SURVEYORS



Location

Situated in West Street, famous for its antique trade, this attractive period premises is set over three floors and suitable for continued restaurant or alternative uses (subject to consents). Located in the heart of the town with amenities nearby the M25 at Leatherhead which is approximately 6 miles distant.



Description

An historic Listed premises of considerable charm predominantly of timber frame construction formed across two interconnecting buildings with a wealth of attractive features including exposed beams and open fireplaces, situated in a good trading position in West Street, close to its junction with the High Street in Dorking and ideally suited for the nearby car parks.

The premises which have operated as a restaurant for over 25 years are very versatile with accommodation over three floors currently arranged as ground floor restaurant of approx. 24 covers plus kitchen and ancillary, first floor operating as restaurant providing space for around 30 covers plus WC facilities with second floor which has provided a private dining room for around 12 covers. A dumb waiter serves the upper floors from the ground floor kitchen. Offered in smart order having been latterly refurbished by the last operator and with the benefit of a basement immediate vacant possession is offered.



Accommodation

The property provides the following accommodation and dimensions and has been measured on a net internal area basis.

Ground floor restaurant	53.98 m <sup>2</sup>	581 sq ft
Ground Floor Kitchen	21.46 m <sup>2</sup>	231 sq ft
1 <sup>st</sup> Floor Restaurant	35.49 m <sup>2</sup>	382 sq ft
2 <sup>nd</sup> Floor Dining area	21.00 m <sup>2</sup>	226 sq ft
Basement	21.46 m <sup>2</sup>	231 sq ft
Total floor area	153.39 m <sup>2</sup>	1,651 sq ft

Licence Summary

For reference the current premises licence permits opening hours at the premises Monday to Sunday 09.00 to 02.00pm.

Rental

£30,000 per annum exclusive. There is no VAT payable on the rent

The Lease

A new lease to be granted for a term and rent review pattern to be agreed on an equivalent full repairing and insuring basis.

VAT

We are advised that the premises is not elected for VAT at present.

### Business Rates

From internet enquiries only the business rate assessment is as follows:

Rateable value:	£34,750
UBR (2023- 2024)	49.9 p in £

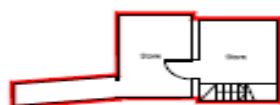
We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

### EPC

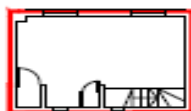
An EPC is available for this property. It has been rated C (52). A full copy of the EPC is available upon request

### Legal Costs

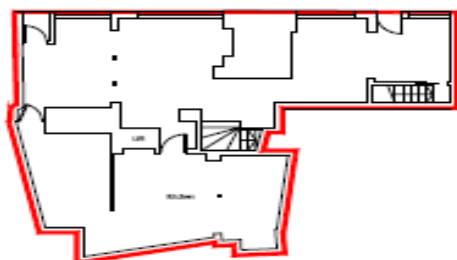
Each party to be responsible for their own legal costs incurred in the transaction.



**BASEMENT PLAN**  
SCALE 1:200



**SECOND FLOOR PLAN**  
SCALE 1:200



**GROUND FLOOR PLAN**  
SCALE 1:200



**FIRST FLOOR PLAN**  
SCALE 1:200

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT ONLY WITH JOINT SOLE AGENTS**

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