



55 HIGH STREET, DORKING, SURREY, RH4 1AW

- **CAFÉ / RESTAURANT TO LET IN PROMINENT POSITION**
- **CONFIDENTIAL SALE WITH STAFF NOT AWARE**
- **BUSY HIGH STREET LOCATION**



Location

Situated in the prime retail footfall of the town this unit suits numerous uses STPP. Other nearby traders include Boots and Sainsbury. Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

For exact location ue the What 3 Words link below:

<https://what3words.com/admiral.dunes.modes>



Description

The premises currently forms a terraced building over two floors currently that benefits from a traditional timber double fronted shop front.

The space comprises of a ground floor restaurant with seating for x seats. There is a fully fitted kitchen and two store rooms and pedestrian access to the rear. The retail space benefits from gas fired central heating via radiators. There is a first-floor room to the front of the building that cannot be accessed independently so is closed off but within the demise.

Accommodation

Shop Floor Area	60.98 m²	656 sq ft
Kitchen Area	17.28 m²	186 sq ft
Store Room 1	10.70 m²	115 sq ft
Store Room 2	5.79 m²	62 sq ft
Total Retail Area	94.75 m²	1,019 sq ft

Passing Rent

£28,500 per annum exclusive.

The Lease

The premises are held on a full repairing and insuring lease for a term of 20 year from 5th December 2022, which expires on the 4th December 2042. The passing rent is £28,500 per annum. There are tenant only break clauses at the fifth and tenth anniversaries of the term.

Premium

Premium offers invited for the restaurant opportunity with fixtures & fittings and stock at valuation. Premium upon application.

Use

We understand the use is as a coffee shop and restaurant within Class E of the Town and Country Planning (Use Classes) Order 1987.

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: £33,250
UBR (2025-2026) 49.9 p in £

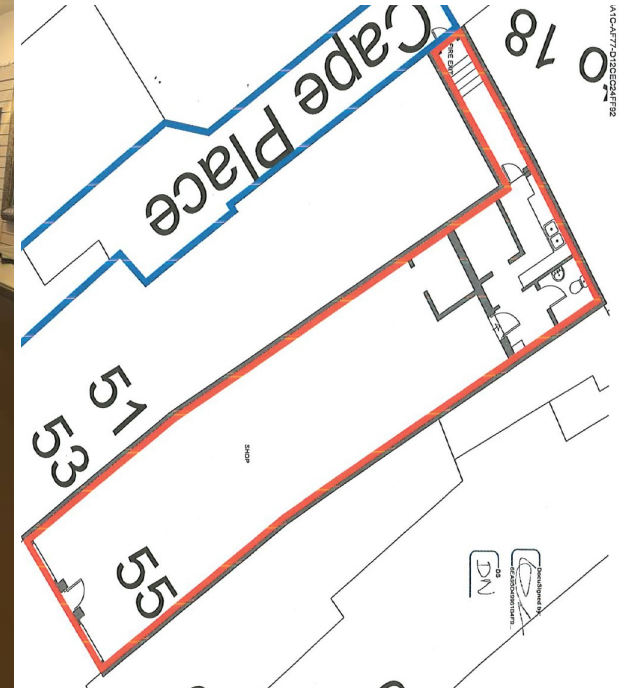
We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

EPC

An EPC is available for this property. It has been rated B (40). 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.



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 SOLE AGENTS

TIM SHEPHERD
01403 275275 or 07921056072
tshepherd@colyercommercial.co.uk

JO PARRY
01403 275 275
office@colyercommercial.co.uk