

2/4 HIGH STREET DORKING SURREY RG4 1AT

Location

Dorking is an attractive market town located within the county of Surrey and has a population of approximately 11,185 and a catchment of approximately 79,900. The town is located approximately 14 miles east of Guildford, 6 miles west of Reigate and 26 miles south of central London. Road communications are excellent with the M3, M4 and M25, together with access to the London airports at Gatwick and Heathrow. British Rail provides a service to London Waterloo with a travel time of approximately 40 minutes.

Situation

The property is situated in a prominent position adjacent to the main NATWEST BANK branch at the western end of the High Street, close to the junction with South Street. The Town comprises an attractive mix of period buildings concentrated along the High Street and offers an excellent selection of shopping facilities including national retailers WAITROSE, SAINSBURYS, BARCLAYS BANK, HSBC, EDINBURGH WOOLLEN MILL, DOLLAND AND AITCHISON and a good selection of restaurants including PIZZA EXPRESS, PIZZA PIAZZA, and CAFÉ ROUGE. The Town is also well known for the large selection of antique shops.

Description

An attractive Georgian style building with brick elevations under a tile roof arranged as a ground floor banking hall with two self-contained upper floors, formerly used as offices. To the front of the building is an external courtyard.

Town Planning

Whilst the property is not Listed, it lies within the Dorking Conservation Area.

Tenure

FREEHOLD

Tenancy

The entire property is let to COSTA COFFEE LIMITED and CATS EYES TRADING LIMITED on a full repairing and insuring Lease for a term of 25 years commencing from 17th July 2003 being subject to five yearly upward only rent reviews.

