

RESIDENTIAL CONVERSION OPPORTUNITY



SITUATION

In this well known High Street within this market town, amongst such multiple retailers including **Superdrug, Halifax, Holland & Barrett, Subway, Northern Rock, Cancer Research, Café Rouge, Post Office** and **WH Smith** and close to **St Martin's Shopping Centre**. Dorking is an affluent town approximately 5 miles from Junction 9 of the M25 and 22 miles from central London.

PROPERTY

An attractive mid terraced building comprising **2 Ground Floor Shops** with separate front entrance to **Self-Contained Offices** on the entire first floor which benefits from gas central heating (not tested) and a rear patio garden area.

The offices provide a potential residential conversion opportunity, subject to obtaining possession and planning – See Note.

VAT is NOT payable in respect of this Lot

FREEHOLD



Rear of First Floor Offices

£41,850 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**



View Opposite Property

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 188 (Shop)	Internal Width 14'9" Shop & Built Depth 50'11" WC	Peter James Weller (Picture Framers)	15 years from 20th April 2008 (in occupation since 1998)	£16,100	FRI Rent Reviews & Tenant's Breaks 2013 and 2018
No. 190 (Shop)	Internal Width 11'5" widening to 15'4" Shop & Built Depth 50'11" WC	Herbal World Ltd (Chinese Herbalist having 6 branches)	15 years from 20th August 2004 (in occupation since 1999)	£13,000	FRI Rent Review 2014
First Floor Offices	Area Approx. 1,400 sq ft Ladies & Gents WCs	Raymond Travel (Machinery) Ltd (Not in occupation)	3 years from 7th November 2009 (Outside L & T Act 1954)	£12,750	FRI (subject to a schedule of condition) See Note below
TOTAL				£41,850	

Note: Planning Permission was granted by Mole Valley District Council (Tel – 01306 885001) in November 2005 (now expired) for 'change of use first floor from offices to residential and loft conversion to form 2 No. two bedroom flats and 1 No. one bedroom flat – including erection of two pitched roof dormers to rear.'

NPH&B
NIGHTINGALE PAGE HICKMAN & BISHOP
2 CLAREMONT ROAD, SURBITON, SURREY KT6 4QX
Tel: 020 8399 0061. Ref: K. Bailey, Esq

JOINT AUCTIONEERS
Nightingale Page Hickman & Bishop
2 Claremont Road, Surbiton, Surrey KT6 4QX
Tel: 020 8399 0061. Ref: K. Bailey, Esq

FISHMAN BRANDSTONE
Fishman Brand Stone - Tel: 020 7935 4848
Ref: R.Stone Esq - Email: rgs@fishmanbrandstone.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts