



SITUATION

Located close to the junction with Ansell Road, in the centre of the town's main retail thoroughfare, adjacent to **Superdrug** and close to branches of **The Works, Boots Opticians, Holland & Barrett, Fat Face, Specsavers, WHSmith, Barclays, Post Office, Clarks, Subway, Cancer Research, Boots Pharmacy, Marks & Spencer** and a host of independent retailers.

Dorking is an affluent commuter town located approximately 5 miles from the M25 (Junction 9) via the A24 and some 22 miles south of central London, whilst Dorking Station (National Rail) provides regular rail services to central London with journey times of less than an hour.

PROPERTY

Forming part of a Grade II Listed mid-terrace building comprising a newly refurbished **Ground Floor Shop**. In addition, there is internal access to a **Basement** with 5'4" restricted head height – [see Note 1](#).

ACCOMMODATION

Ground Floor Shop

Internal Width	14'8" (max)
Shop & Built Depth	40'11"
Area	Approx. 485 sq ft plus Kitchen & WC

Basement

Area	Approx. 525 sq ft
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Total Area	Approx. 1,010 sq ft
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VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

Offered with Vacant Possession

Note 1: Mole Valley District Council have not provided consent for the basement to be currently utilised. However, there may be potential to further renovate the property by raising the floor in the front part of the shop to create a larger office/store in the basement, subject to obtaining the necessary consents.

Note 2: Refer to Auctioneers for virtual tour of the property.

Vacant Shop & Basement (see Note 1)

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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The Property



Interior View