



## SITUATION

Located near to the junction with North Street in a prominent position in the centre of the town's main retail thoroughfare, above **Boots Opticians and British Bookshops & Stationers** and amongst multiples such as **Toni&Guy, Fat Face, Specsavers, Mountain Warehouse, Barclays, Boots Pharmacy, Sainsbury's** and a host of independent retailers. In addition, Dorking Station (National Rail) is just over ¾ mile distant and provides regular rail services to central London with journey times of less than an hour.

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.

## PROPERTY

Forming part of a substantial building comprising **6 Self Contained Flats (2 x 2 Bed and 4 x 1 Bed)** planned on the first and second floors. Access to the flats is to side of the building just off the High Street.

**VAT is NOT applicable to this Lot**

## TENURE

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



**£52,020** per annum

The Surveyors dealing with this property are  
**John Barnett and Steven Grossman**

## Vendor's Solicitors

Quastels LLP  
Tel: 07891 854 456 Ref: Owen Walsh  
Email: [owalsh@quastels.com](mailto:owalsh@quastels.com)

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'**



## TENANCIES & ACCOMMODATION

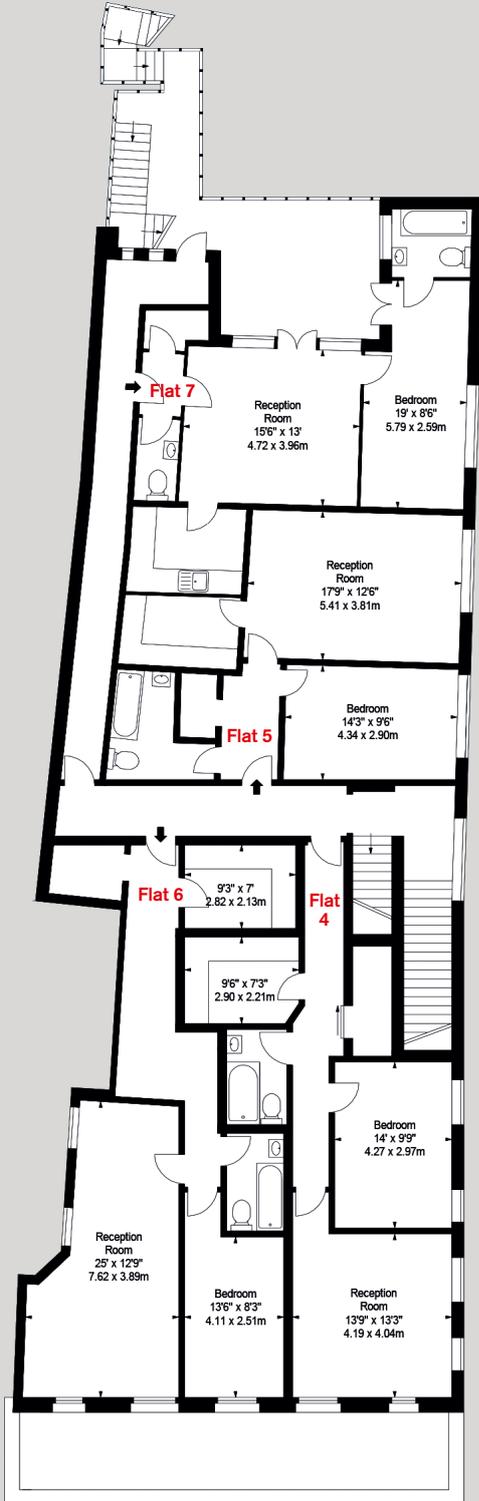
Property	Accommodation <sup>1 2</sup>	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 2 (Second Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 785 sq ft)	<b>Individual</b>	Regulated	£6,000	
Flat 3 (Second Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 1,098 sq ft)	<b>2 Individuals</b>	AST from 2nd October 2005 (Holding over)	£9,180	<b>£882 Rent Deposit held.</b>
Flat 4 (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 581 sq ft)	<b>Individual</b>	AST from 20th July 2020 (Holding over)	£9,300	<b>£894.23 Rent Deposit held.</b>
Flat 5 (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 570 sq ft)	<b>Individual</b>	AST from 8th October 2014 (Holding over)	£8,820	<b>£848 Rent Deposit held.</b>
Flat 6 (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 646 sq ft)	<b>Individual</b>	AST from 21st November 2014 (Holding over)	£9,840	<b>£895 Rent Deposit held.</b>
Flat 7 (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC & sep. WC (GIA Approx. 495 sq ft)	<b>Individual</b>	AST from 23rd October 2014 (Holding over)	£8,880	<b>£853.85 Rent Deposit held.</b>
<b>Total GIA Approx. 4,175 sq ft</b>				<b>Total: £52,020</b>	

<sup>1</sup>Not internally inspected by Barnett Ross. Areas supplied by Vendor.

<sup>2</sup>Accommodation taken from floor plans.

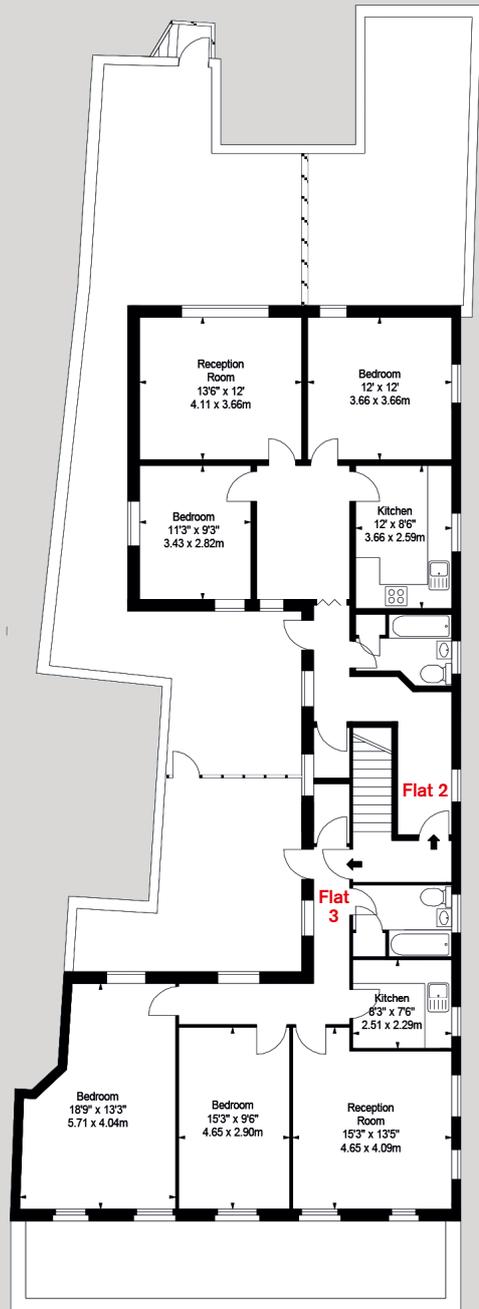
Accommodation Layout - Refer to lease plans in the legal pack for full extent of demise.

FIRST FLOOR



High Street

SECOND FLOOR



High Street