



TO LET

Ground Floor Retail Unit

9,485 sq.ft (881 sq.m)

145 - 147/145 - 153, High Street, Dorking, Surrey, **RH4 1UX**

- Prominent roadside location
- Ample glazed frontage
- Other tenants include Original Factory Shop, Superdrug

DESCRIPTION

Dorking's shopping experience is centred on the High Street and picturesque St Martin's Walk shopping centre. The holdings on the High Street are in a prominent position near the main entrance of the shopping centre.

LOCATION - RH4 1UX

Sought-after town centre location close to London and the M25, Dorking is very accessible by car and 0.6 miles from Dorking West station. There is a large pay and display car park (with over 400 spaces) at the rear of St Martin's Walk providing easy access to the High Street.

AREAS

(approx. NIA)

	Sq.ft	Sq.m
Total	9,485	881

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

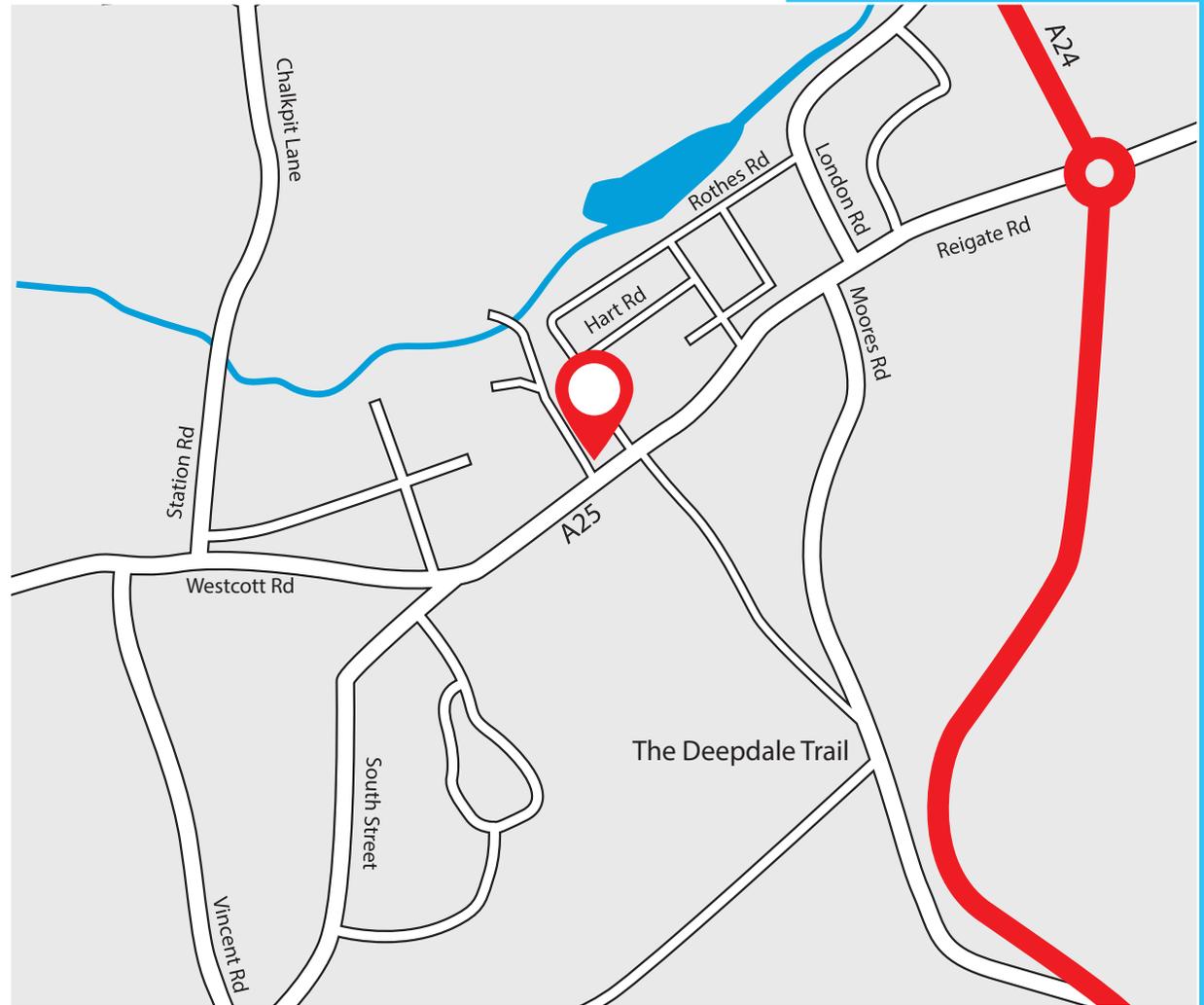
Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

REFERENCES & LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



VIEWING

Strictly via prior appointment with the appointed agent:

145 - 147/145 - 153, High Street, Dorking, Surrey, RH4 1UX

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