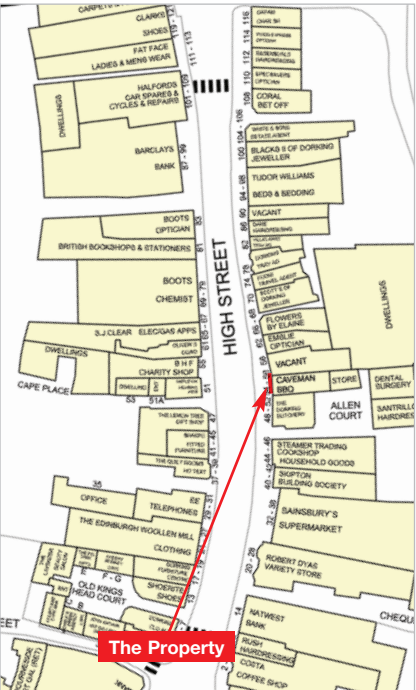


Dorking
54-56 High Street
Surrey
RH4 1AY

- Well Located Attractive Freehold Shop and Ground Rent Investment
- Grade II listed
- High Street location
- Affluent Surrey town
- No VAT applicable
- Total Current Rent Reserved **£20,350 pa**



Tenure
Freehold.

Location
Dorking is a prosperous commuter town, located approximately 25 miles south of central London with a population of some 15,600. The town enjoys good road access, being 6 miles south of the M25 Motorway (Junction 9), access to which is via the A24, whilst the A25 links to Reigate 6 miles to the east and Guildford 14 miles to the west. The property is situated on the raised pavement section fronting the south side of High Street in the town centre. Occupiers close by include British Heart Foundation (opposite), Barclays Bank, Waitrose, Boots, Sainsbury's, EE, Skipton Building Society, NatWest and Edinburgh Woollen Mill.

Description
This attractive Grade II listed property is arranged on basement, ground and two upper floors to provide a ground floor shop which benefits from ancillary accommodation in the basement. The upper floors comprise a self-contained maisonette which is accessed from the rear courtyard, which has been sold off.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate
Shop No 54 – We are advised an EPC is not required.
Maisonette No 54A – EPC Rating 33 Band F (Copy available on website).

Floor	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Caveman BBQ (Dorking) Ltd (6 months' rent deposit is held)	Basement Ground Floor	14.00 sq m 41.80 sq m	(150 sq ft) (450 sq ft)	10 years from 16.06.2017 (1) Upward only Rent Review on 16.06.2025 FR & I	£20,000 p.a.	Rent Review 2025
Upper Parts	Individuals	First and Second Floor Maisonette – Four Rooms, Kitchen/Dining Room, Bathroom, En-Suite Shower Room			125 year lease from 20.06.2017	£350 p.a. (doubling every 25 years)	Rising to £700 p.a. in 2042

(1) Tenant's break option in 8th year.

Total £20,350 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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