

Dorking 54 High Street Surrey RH4 1AY

- Well Located Freehold Vacant Shop and Self-Contained Maisonette
 - Grade II listed
 - High Street location
 - Affluent Surrey town
 - Shop and self-contained maisonette accessed from the rear
 - No VAT applicable
 - May suit owner occupier or investor
- ### Vacant Possession



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 (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 supermarket, 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. The maisonette is arranged on part ground floor entrance and two upper floors comprising 4 rooms, kitchen/dining room, bathroom and en-suite shower room. The maisonette has an approximate floor area of 100 sq m (1,076 sq ft).

The property provides the following accommodation and dimensions:

Basement	14 sq m	(150 sq ft)
Ground Floor	41.80 sq m	(450 sq ft)
First and Second Floor Maisonette – Four Rooms, Kitchen/Dining Room, Bathroom, En-Suite Shower Room.		

NB. Details provided by the seller. Not inspected internally by Allsop.

Tenancy
The entire property is to be offered with VACANT POSSESSION UPON COMPLETION.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
We are advised an EPC is not required.

Viewings
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 58 Dorking**.