

## Dorking

### Paper Mews Court, 284 High Street, Surrey RH4 1QT

- **A Freehold Mid Terrace Former Office Building**
- **To be offered with Permitted Development for conversion of the Ground, First and Second Floors to create Five Apartments**
- **Comprising 2 x One Bedroom Flats and 3 x Studio Flats**
- **Part of Ground Floor fronting 284 High Street subject to a Long Lease**

### Majority Vacant



#### To View

The property will be open for viewing every Tuesday before the Auction between 3.15 – 4.00 p.m. and Thursday before the Auction between 9.30 – 10.15 a.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Freemans Solicitors (Ref: H Freeman).  
Tel: 0207 935 3522.  
Email: hf@freemanssolicitors.net

**MAJORITY VACANT – Freehold Office Building with Planning**



#### Tenure

Freehold.

#### Location

The property is situated on the south side of Paper Mews Court and to north of High Street. High Street provides extensive shopping facilities, together with a variety of cafés, restaurants and bars. Dorking benefits from three Rail stations (Dorking, Dorking Deepdene and Dorking West), all of which are within walking distance. Road access is provided by the nearby A25 and A24. Dorking is located within the Surrey Hills, which is an Area of Outstanding Natural Beauty.

#### Description

The property comprises a mid terrace former office building arranged over ground and two upper floors beneath a pitched roof. The property is to be offered with Permitted Development for conversion of the ground, first and second floors to create five apartments (2 x one bedroom and 3 x studio). The property benefits from parking to the rear.

#### Vacant Accommodation

**Ground Floor** – Office, Two WCs with wash basins

**First Floor** – Two Offices, Kitchenette, Store

**Second Floor** – Two Offices

#### Tenancy

Part of the ground floor (fronting 284 High Street) is subject to a lease for a term of 999 years from completion at a peppercorn ground rent.

#### Planning

Local Planning Authority: Mole Valley District Council.

Tel: 01306 885001.

To be offered with permitted development (Ref: MO/2018/1130/PNO) dated 2nd July 2018 for the conversion of the ground, first and second floor offices (Use Class B1) to 5 No. Apartments (Use Class C3).

Once developed, the property will comprise 2 x one bedroom flats and 3 x studio flats.

A copy of the plans is available from our website [www.allstop.co.uk](http://www.allstop.co.uk)

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allstop.co.uk](http://www.allstop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.