

Lot 2, 48 High Street, Dorking,

Surrey RH4 1AY

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Freehold Retail Investment with Development Potential

www.acutus.co.uk

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Property Information

Freehold Retail Investment with Development Potential

- Prime High Street location in the affluent town of Dorking
- Mixed-use property comprising a butcher's and residential accommodation
- Located close to St Martin's Walk Shopping Centre with some 25 retail units
- Total approximate area of 85.37 sq. m. (918 sq. ft.)
- Nearby occupiers include Waitrose, Sainsbury's, Waterstones, Boots and Starbucks

Lot

2

Auction

6th May 2026

Rent

£28,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

25 miles south of Central London, 7 miles west of Reigate, 13 miles east of Guildford

Roads

A24, A25, M25

Rail

Dorking Railway Station (direct line to London Victoria 55 minutes), Dorking Deepdene Railway Station, Dorking West Railway Station

Air

London Gatwick Airport

Situation

Dorking is a highly affluent market town within the Surrey Hills. The property is prominently situated in the town centre on the north side of High Street, close to the St. Martins Walk Shopping Centre. St. Martins Walk houses occupiers including Côte, Vodafone and Millets and provides one of the town's principal car parks with approximately 409 spaces. Other neighbouring occupiers include Waitrose, Sainsbury's, Waterstones, Boots and Starbucks.

Tenure

Freehold.

EPC

Please refer to Legal Pack.

Description

48 High Street comprises a mixed-use property with a well-established butcher trading from the ground floor, supported by ancillary basement space. The first and second floors provide self-contained residential accommodation which has been sold-off on a long lease.

VAT

VAT is applicable to this lot.
Please confirm

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground Basement	Retail Ancillary	60.27 25.10	(648) (270)	EMMETT & CORPS LIMITED (CRN 09598868) with personal Guarantees t/a The Dorking Butchery	10 years from 05/02/2024	£28,500	(04/02/2034)
First/Second	1x Residential Flat	-	-	PRIVATE INDIVIDUAL	999 years from 13/12/2010	Peppercorn	(12/12/3009)
Total Approximate Commercial Floor Area		85.37	(918)			£28,500	

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2024