

## lot 9

Rent  
£94,052 per  
annum  
exclusive

### Clarendon House, 28/28a West Street Dorking, Surrey RH4 1QJ

Well Located Medical Centre/Office  
Investment

- Let to Surrey and Borders Partnership NHS Foundation Trust
- Approximately 6,748 sq ft (7,764 sq ft Gross Internal) with excellent rear parking
- Future residential conversion potential (subject to lease and consents) (2)
- Prominent town centre site - approximately 0.44 acres
- Highly affluent Surrey market town



On behalf of



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#### Location

Miles: 7 miles west of Reigate  
13 miles east of Guildford  
25 miles south-west of Central London  
Roads: A24, A25, M25  
Rail: Dorking and Dorking West Railway Stations  
Air: London Gatwick Airport

#### Situation

Dorking is a highly affluent market town within the London commuter belt. The property is situated on the south side of West Street (A25), opposite its junction with Station Road, just to the west of the town centre. The property is located adjacent to the Old Fire Station, which has been converted to residential flats, and Pets Corner. Retailers represented within the town include Waitrose, Marks & Spencer, Sainsbury's, Costa, Boots the Chemist, WH Smith, Fat Face and Superdrug, with a number of independent office occupiers being located close by.

#### Description

The property comprises a medical centre/offices at ground and first floors. There is car parking for approximately 36 cars to the rear. The property benefits from a site area of approximately 0.44 acres.

#### Tenure

Long Leasehold - Held for a term of 125 years from 29th September 1982 from The County Council of Surrey at a peppercorn rent.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Reversion
Ground	Office/Medical Centre	304.52 sq m (3,278 sq ft)	<b>SURREY AND BORDERS PARTNERSHIP NHS FOUNDATION TRUST (1)</b>	10 years from 28/09/2007 on a full repairing and insuring lease	£94,052	27/09/2017
First	Office/Medical Centre	322.36 sq m (3,470 sq ft)				
<b>Totals</b>		<b>626.88 sq m (6,748 sq ft)</b>			<b>£94,052</b>	

- (1) Surrey and Borders Partnership NHS Foundation Trust are one of the leading providers of specialist mental health, drug and alcohol and learning disability services for people of all ages in southern England. The property is run as a Community Mental Health Recovery Service Centre. Surrey and Borders Partnership NHS Foundation Trust currently employ approximately 2,300 staff across 47 sites, serving a population of 1.3 million. (Source: www.sabp.nhs.uk 08/09/2016).
- (2) Under the terms of the headlease, the property is to be used exclusively for office and /or residential purposes and/or as a Community Mental Health Centre or Outpatients Clinic.

#### For further details please contact:

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#### Buyer's Legal Report Service

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#### Joint Auctioneer

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#### Seller's Solicitors:

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