

282-284 High Street & Paper Mews Court, Dorking, Surrey RH4 1QT

Freehold Retail Investment with Permitted Development to Convert Upper Parts to Residential

Lot 24

£11,500 per annum
(plus 1,643 sq ft of office
accommodation with
residential conversion
opportunity)



Paper Mews Court

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Part Ground	Retail	30.29 sq m (326 sq ft)	DASW LIMITED	10 years from	£11,500	25/12/2023
Basement	Ancillary	19.90 sq m (214 sq ft)	t/a Dorking Glass (1)	25/12/2018 until 24/12/2028 (2)		
Part Ground	Office (3)	19.69 sq m (212 sq ft)	VACANT	-	-	-
First	Office (3)	65.40 sq m (704 sq ft)	(see planning below)			
Second	Office (3)	67.53 sq m (727 sq ft)				
Total		202.81 sq m (2,183 sq ft)			£11,500	

(1) Dorking Glass was founded in 1939 and supplies and fits glass windows, doors and uPVC double glazing
(Source: www.dorkingglass.co.uk)

(2) The lease is subject to a tenant option to determine on 25th December 2023.

(3) Gross Internal Areas.

Planning

The property benefits from Permitted Development (granted 2nd July 2018) for conversion of part of the ground floor, along with the first and second floors to create five flats (2 x one bedroom and 3 x studio flats).

Local Planning Authority: Mole Valley District Council.

Ref: MO/2018/1130/PNO

Tel: 01306 885001

Key Details

- Shop let to DASW Limited (trading as Dorking Glass)
- New 10 year shop lease renewal from 25th December 2018 (subject to option)
- Shop tenant in occupation for over 15 years
- Permitted Development granted in 2018 for conversion of part ground and upper parts from offices to residential (2 x one bedroom and 3 x studio flats)
- Highly affluent commuter town
- Nearby occupiers include Pizza Express, Café Rouge and ASK Italian

Location

Miles: 14 miles east of Guildford

26 miles south-west of Central London

Roads: A24, A25, M25 (J9)

Rail: Dorking, Dorking Deepdene, Dorking West

Air: London Heathrow

Situation

Dorking is a highly affluent and attractive market town in Surrey, 26 miles south-west of central London, within the London commuter belt. The property is situated on the southern side of High Street, which provides extensive shopping facilities, together with a variety of cafés, restaurants and bars. The rear of the property fronts Paper Mews Court. The property benefits from being within walking distance to all three of Dorking's train stations. Other nearby occupiers include Domino's, Pizza Express, ASK Italian, Wimpy, Subway, Café Rouge and KFC.

Description

The property comprises a ground floor shop and basement with office accommodation on part ground, first and second floors. Access to the offices is from the rear at Paper Mews Court. The property also benefits from parking to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion Available

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk.



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