



TO LET

Unit 21A

187 sq.ft

(17.4 sq.m)

M UNIT 21A

St.Martins Walk Shopping Centre
Dorking, Surrey
RH4 1UT

Occupiers Include
 **vodafone**
 **TG Jones**

M&S
EST. 1884

LOCATION

The centre benefits from a mix of local retailers and multiples well as a regular farmers' market and is anchored by Marks & Spencer and the council run library. In addition to the retail units there are three kiosks located in St Martin's Square.

Close to London and the M25, Dorking is very accessible by car. There is a large pay and display car park (with over 400 spaces) at the rear of St Martin's Walk by M providing easy access to the shopping centre.

ACCOMMODATION

The property is arranged over the ground floor, comprising the following approximate net internal floor areas: 187 sq ft / 17.4 sqm.

RENT

£9,000 per annum exclusive of service charge, insurance, business rates and VAT.

RATES & RATEABLE VALUE

Rateable value: £10,250

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

SERVICE CHARGE

Approximately £1,341 + VAT, per annum.

INSURANCE

TBC. The Landlord will insure the premises the premiums to be recovered from the tenant.

EPC

EPC rating: B. Further information available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



72,029 sq.ft

Total Development Size



46

Retail units on site



demand.thin.went

What Three Words

ST MARTINS WALK BY



UNIT 21A

SHEET ANCHOR EVOLVE

part of M^{Core}



Kat Behbahani

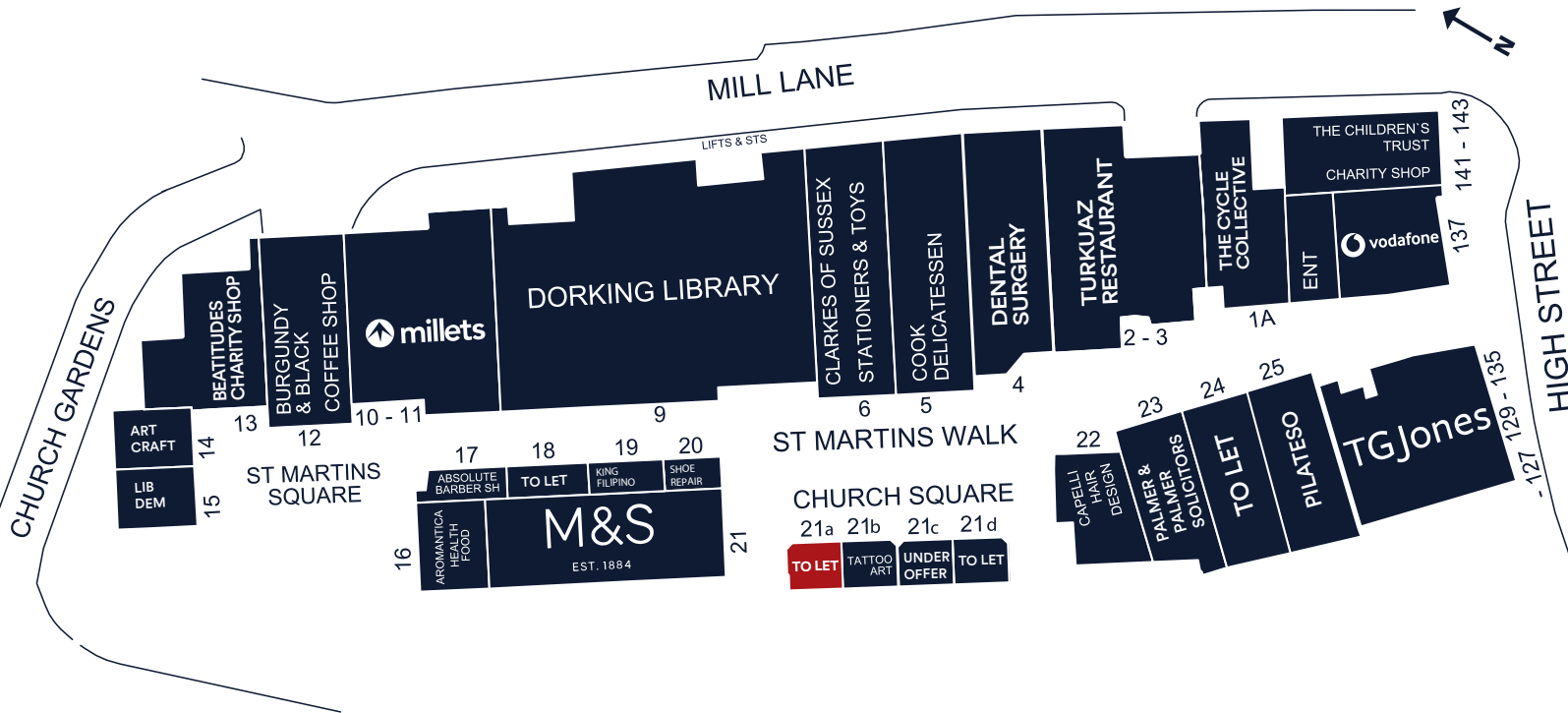
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Viewing
Strictly via prior appointment
with the appointed agent:



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