

# TO LET

Unit 24

926 sq.ft

(86 sq.m)

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Commercial space to let

24 St Martins Walk

Suitable for Class E Usage

All Enquiries

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TO VIEW OUR  
BROCHURE



SHEET ANCHOR EVOLVE  
part of M Core



**M** UNIT 24

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: 926 sq.ft / 86 sq.m.

## RENT

£21,000 per annum exclusive of service charge, insurance, business rates and VAT.

## RATES & RATEABLE VALUE

Rateable value: £19,500

Rates payable: £7,449

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 £4,082 + 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



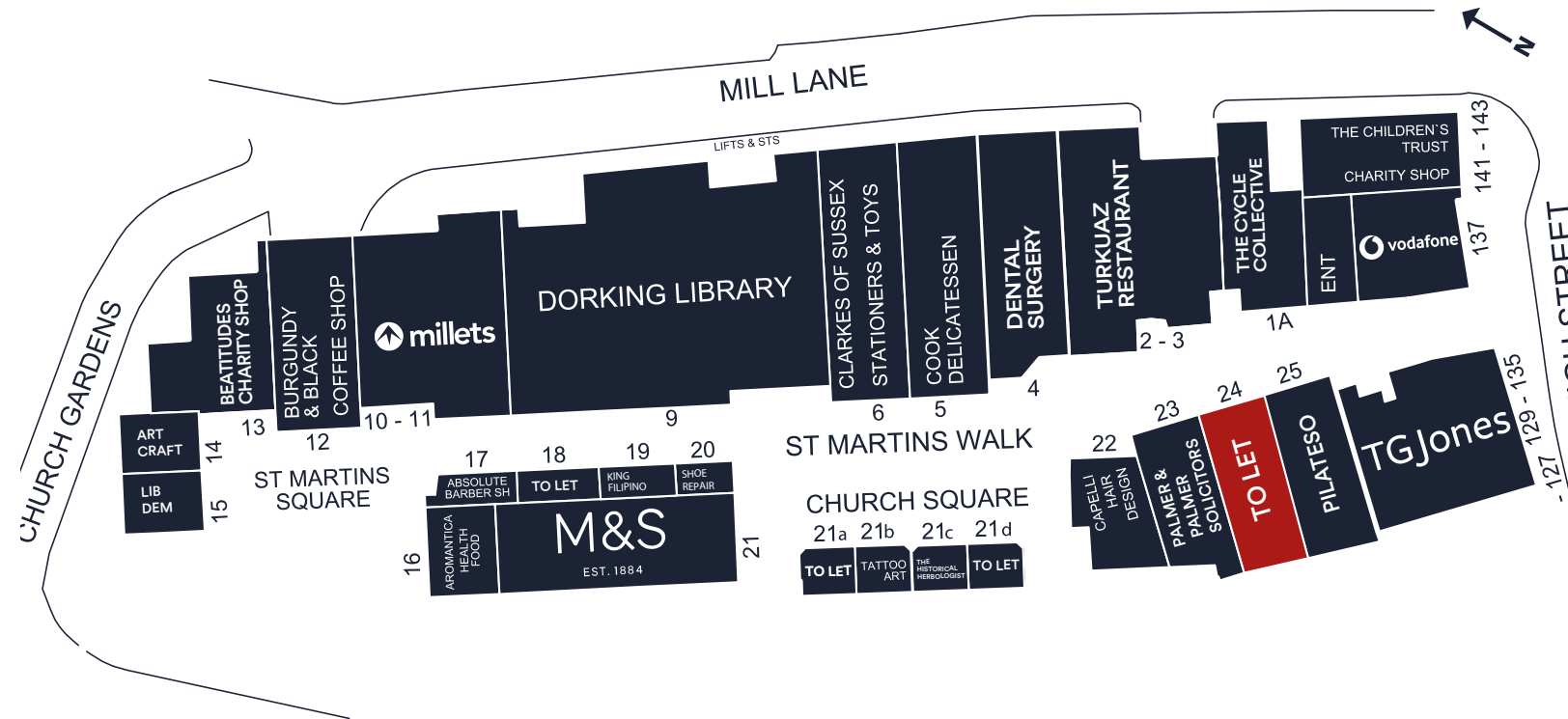
## SHEET ANCHOR EVOLVE

part of M<sup>Core</sup>

**Michael Tsimekis**  
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mtsimekis@saevolve.com

**Viewing**  
Strictly via prior appointment  
with the appointed agent:

**Steve Lane**  
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