

Stmw ST MARTIN'S
WALK **M**



RETAIL UNITS TO LET

FROM
190 Sq.ft
(18 Sq.m)

www.stmartinswalk.com



St Martin's Walk, Dorking, Surrey, RH4 1UX

PARKING & TRANSPORT

- Dorking, Dorking Deepdene and Dorking West. Services connect to mainline stations Waterloo, London Victoria, Horsham, Gatwick, Redhill and Guildford.
- Parking for over 400 vehicles.
- Bike racks.
- 11 minute walk to train station.



DESCRIPTION

- Situated in Dorking in an area of outstanding beauty.
- Prime location.
- 25 retailers and food outlets.
- Free public toilets & baby changing facilities.
- 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.

LOCATION – RH4 1UX

Dorking is at the junction of the A24 (London to Worthing) and A25 (Maidstone to Guildford) roads.



SITE PLAN



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RATES

Rateable Value is subject to change in April 2023.

SERVICE CHARGE

Current service charge TBC.

PLANNING

The premises benefits from a new E use class (commercial, business and service) including retail. Interested parties are advised to make their own enquiries of the Local Planning Authority.

INSURANCE

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

ENERGY PERFORMANCE

Further information available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.

MISREPRESENTATION ACT 1967

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SUBJECT TO CONTRACT

We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

LETTING AGENT



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