

# DORKING RARELY AVAILABLE PERIOD PROPERTIES FOR SALE

**3,471 SQ FT (322 SQ M) GIA Approx.**

www.hurstwarne.co.uk



**58, 59 & 60, West Street, Dorking, Surrey RH4 1BS**

## For Sale Freehold

- Rarely available freehold buildings in West Street.
- Suitable for conversion of the upper parts to residential and further development in the substantial rear garden (subject to planning).
- Previously occupied by William Mullins, a Pilgrim Father, who sailed on the Mayflower to America in 1620.

Regulated by RICS

**Location**

58, 59 and 60 West Street, Dorking are located within the heart of the antiques area of Dorking town centre and are surrounded by numerous listed buildings.

Dorking benefits from good road communications being approximately 5 miles south of Junction 5 of the M25 via the A24 which provides onward access to both Gatwick and Heathrow airports. The premises front onto the A25 which provides access to both Guildford and Reigate.

Dorking West railway station, with links to Guildford and Reigate, is approximately 1/2 a mile north of the premises while Dorking mainline station is close by providing frequent services to London Waterloo and Victoria.

All town centre amenities and local authority car parks are within easy walking distance of the premises.

**Description**

The premises comprise 3 substantial period properties located over ground, first, second and third floor / attic levels, believed to have been built in the early 1600's. The premises are currently laid out as retail to the ground floor with upper parts being of a residential nature. Each ground floor shop is self-contained with 58 West Street being currently let on a tenancy (see details below). Please note that there is a rear access from Church Street.

The premises are listed and lie within a Conservation area.

It should be noted that the premises have a historical past in that William Mullins, a Pilgrim Father, lived in the house for a substantial period of time prior to sailing on the Mayflower to America on the 16 September 1620. In this regard please see an extract from a historical pamphlet which is viewable on our website at [www.hurstwarne.co.uk/1345.html](http://www.hurstwarne.co.uk/1345.html).

**Accommodation**

The premises provide the following approximate gross internal floor areas:

<b>Number 58</b>		
Ground floor	422 sq ft	(39.21sq m)
First floor	231 sq ft	(21.46 sq m)
Second Floor	222 sq ft	(20.62 sq m)
Third Floor	153 sq ft	(14.21 sq m)
<b>Total</b>	<b>1,028 sq ft</b>	<b>(95.50 sq m)</b>
<b>Number 59</b>		
Ground floor	435 sq ft	(40.41sq m)
First floor	394 sq ft	(36.60 sq m)
Second Floor	222 sq ft	(20.62 sq m)
Third Floor	153 sq ft	(14.21 sq m)
<b>Total</b>	<b>1,204 sq ft</b>	<b>(111.86 sq m)</b>
<b>Number 60</b>		
Ground floor	472 sq ft	(43.85 sq m)
First floor	400 sq ft	(37.16 sq m)
Second Floor	367 sq ft	(34.10 sq m)
<b>Total</b>	<b>1,239 sq ft</b>	<b>(115.11 sq m)</b>
<b>Total</b>	<b>3,471 sq ft</b>	<b>(322.47 sq m)</b>



### Tenancy

The premises are offered for sale with vacant possession with exception of the ground floor of 58 West Street, which is currently let to James Roberts and Laura Roberts on the basis of a lease for a period of 3 years from 15 March 2008 expiring 14 March 2011. The current passing rent is £12,500 per annum. Please note that the lease is contracted outside of Sections 24 – 28 of the Landlord and Tenant Act 1954 Part II, as amended. The premises currently trade as James Roberts Antiques. A copy of the lease can be found on our website at [www.hurstwarne.co.uk/1345.html](http://www.hurstwarne.co.uk/1345.html).

### Business Rates

The premises have two separate rateable values as follows:

#### 58 West Street, Dorking - Ground Floor

2010 Rateable Value:	£8,900
Uniform Business Rate:	£0.407 (expiring 31/03/2011)
Rates Payable:	£3,623 per annum, approx.

#### 59 West Street, Dorking - Ground Floor

2010 Rateable Value:	£9,300
Uniform Business Rate:	£0.407 (expiring 31/03/2011)
Rates Payable:	£3,785 per annum, approx.

#### 60 and Part 58 – 59 West Street, Dorking

2010 Rateable Value:	£11,250
Uniform Business Rate:	£0.407 (expiring 31/03/2011)
Rates Payable:	£4,579 per annum, approx.

### Sale

The premises are offered for sale freehold subject to the tenancy of the ground floor of Number 58 West Street at a guide price of £750,000 plus VAT, if applicable.

The premises are likely to be suitable for conversion and/or the addition of further development in the rear garden (see planning section below) and subject to planning offers may well be considered on their individual merits.

### Title Information

Please note that the premises are held on 3 separate titles as follows:

<b>58 West Street, Dorking</b>	<b>Title No. SY146621</b>
<b>59 West Street, Dorking</b>	<b>Title No. SY314219</b>
<b>60 West Street, Dorking</b>	<b>Title No. SY113286</b>

Please note that the titles can be viewed on our website at [www.hurstwarne.co.uk/1345.html](http://www.hurstwarne.co.uk/1345.html).



**Planning**

Attached Site Plan at 1:500

Approximate Site Area 0.0522 hectares

Please note that we have been informed that the premises have an established use on the first floors and upper parts above as residential.

Furthermore, it is likely that further development could be carried out in the rear garden area where there is currently a dilapidated store.

We would draw your attention to various Local Authority policies with regard to development in listed buildings and conservation areas.

You will also note there are some extracts from the Mole Valley local plan on our website at [www.hurstwarne.co.uk/1345.html](http://www.hurstwarne.co.uk/1345.html). Hurst Warne can give no warranty as to the correctness of these extracts and we would recommend that you discuss the matter direct with Mole Valley Council Planning Department.

As stated above Mole Valley District Council have confirmed that the premises are a listed building and are within a Conservation area. If you wish to discuss any of the above matters with a Planning Officer please do contact Claire Alder on telephone 01306 879304 or on email [claire.alder@molevalley.co.uk](mailto:claire.alder@molevalley.co.uk) who is the Planning Officer likely to be dealing with any issues regarding these premises.

Furthermore, you may also wish to discuss the property with Peter Mills, the Historic Environment Officer at Mole Valley Council on telephone 01306 879180 or on email [peter.mills@molevalley.co.uk](mailto:peter.mills@molevalley.co.uk), who has concerns regarding the repair of part of the front elevation of the building.

**Legal Costs**

Each party to be responsible for their own legal and professional costs.

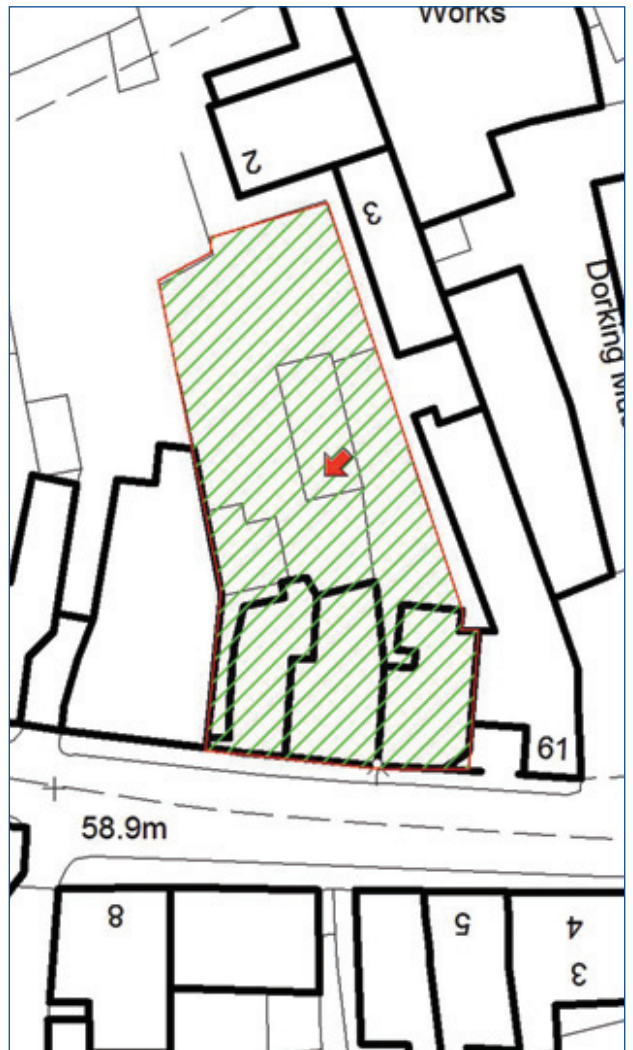
**Viewing & Further Information**

Strictly by appointment with the sole selling agents:

**01372 360190**  
[www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)

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For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website [www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)

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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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