



Community Use Building

32 Dene Street, Dorking RH4 2DB



Community Use Building

32 Dene Street, Dorking RH4 2DB

Offers In Excess Of £300,000 Freehold

Bruton Knowles, 2 Paris Parklands, Railton Road,
Guildford GU2 9JX

Antony Rapley 01483 238384
antony.rapley@brutonknowles.co.uk

LOCATION

The property lies within 150 metres of the High Street (A25) in close proximity to the retail heart of Dorking. The predominantly residential location is characterised by terraced and semi detached dwellings. The property is situated adjacent to the former Adult Education Centre which has planning consent for conversion into 6 flats and the development of 2 pairs of semi detached town houses fronting Marlborough Hill (Planning Ref: MO/2016/0610)

Vehicular access to the property is via Chart Lane which links to the A24 to the south of Dorking. In addition, Dene Street provides a one way access to the High Street.

DESCRIPTION

The property comprises a single storey building under a pitched clay tile roof, with rendered elevations. Internally the property is arranged as a series of individual rooms off a central corridor with toilet and kitchen facilities situated at the rear. Externally, there is a pedestrian gated access from Dene Street into a small front yard with a stepped and ramp access to the building. At the rear there is a small raised grassed plateau and covered storage areas. There is parking for one small car to the front.

ACCOMMODATION

	Sq ft	Sq m
Ground Floor	1,990	185
Total (GIA Approx)	1,990	185

The building is situated on a site of 0.05 hectare (0.11 acres)

PLANNING

The property lies within the Dorking settlement boundary and adjoins the Conservation Area (but lies outside it). There are no specific spatial planning policies relating to the property.

The property has the benefit of a D1 use. Mole Valley District Council policy supports that continued use within Class D1 (Community) use and only in the absence of viable demand for such a use would an alternative use be considered. Interested parties should make their own enquiries with Mole Valley District Council as the local planning authority

EPC

The property has an EPC Rating of D (82)

SERVICES

All mains services are understood to be available. Potential purchasers must make their own investigations with the relevant utility companies.

VAT

We understand that the property is not been elected for VAT.

TENURE

The freehold interest in the property is being offered on an unconditional basis.

It is likely that the vendors will impose restrictions on future use as D1 (Community) use only.

FORM OF BIDS

Offers are invited, on an unconditional basis, for the freehold interest with vacant possession.

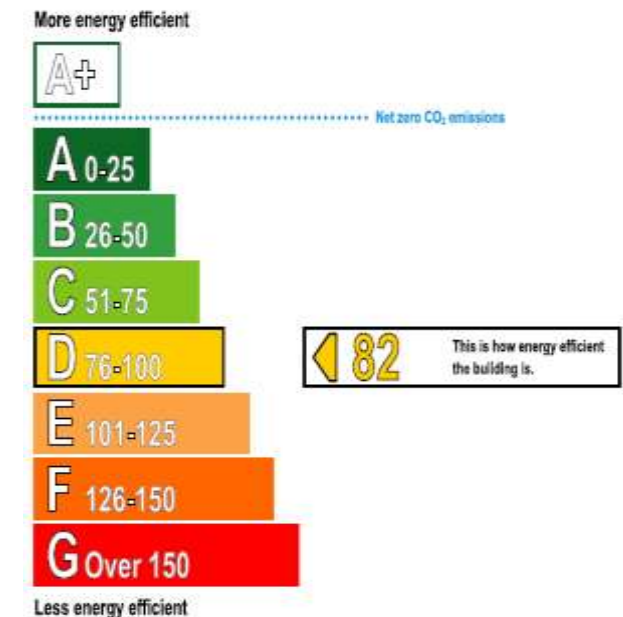
VIEWING

For further information on the property or to arrange for an inspection, please contact Antony Rapley on:

Tel: 01483 238 384

Email: antony.rapley@brutonknowles.co.uk

EPC



Community Use Building

32 Dene Street, Dorking RH4 2DB

Bruton Knowles, 2 Paris Parklands, Railton Road,
Guildford GU2 9JX

Antony Rapley 01483 238384
antony.rapley@brutonknowles.co.uk

