RAPLEYS

rapleys.com
0370 777 6292

FOR SALE
Former Nursery

The White House, Downsview Gardens,
West Dorking, Surrey RH4 2AA

CONTACT **Marcus Warwick**
07467 959410 | marcus.warwick@rapleys.com

Alun Jones
07917 536612 | alun.jones@rapleys.com

- Existing day nursery with D1 permission
- May be suitable for other D1 uses
- Grade II Listed building
- Available with vacant possession

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Location
The premises are located in a cul de sac off Downview Gardens and are bordered by residential development to the south and east. The Dorking Community Hospital is situated west/north west of the site.

Dorking is an affluent Surrey market town located approximately 24 miles from Central London and has a population of circa 12,000 (2011 Census).

Description
The property comprises part of the façade of the former hospital and is Grade II listed. It is of brick and stucco construction and dates from circa 1839.

The property has been converted into a day nursery with limited external space. The current owners originally operated a nursery from the property but this has not been in operation for over 2 years.

The site falls within Flood Zone 1 which indicates it is at low risk of flooding

The site is not located within a Neighbourhood Plan area, Conservation Area or Area of Outstanding Natural Beauty.

Accommodation
We have not had the opportunity to measure the property but the total floor space is circa 4,000 sq ft over two floors.

Tenure
Freehold or Leasehold.

Terms
Terms upon application.

Rating
We are advised that the Rateable Value for the property is £61,000 and the base rate for 2018/2019 is 49.3p in the pound. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance
Energy Performance Asset Rating: TBC.

VAT
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing
By appointment with the sole agents.

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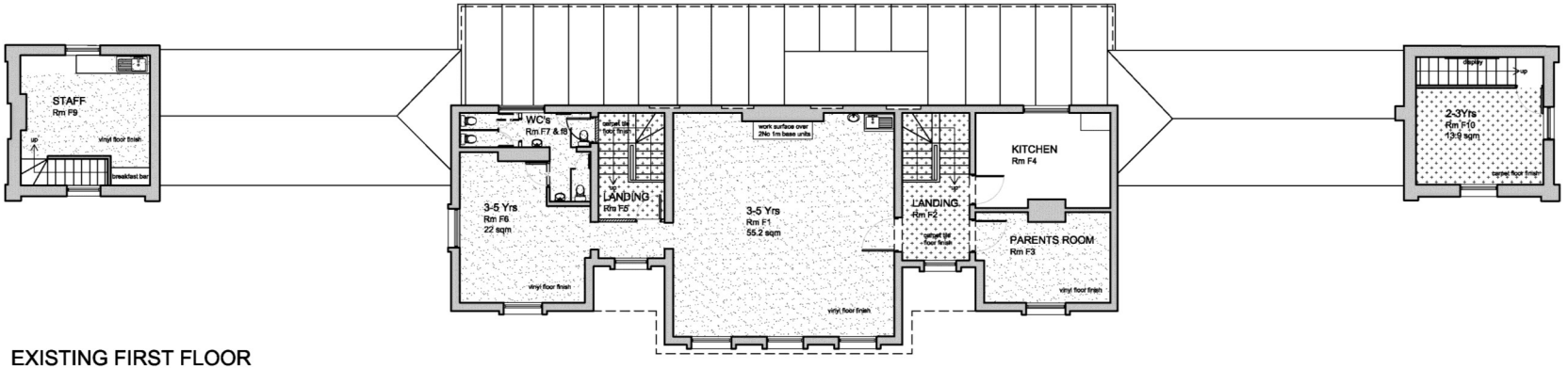
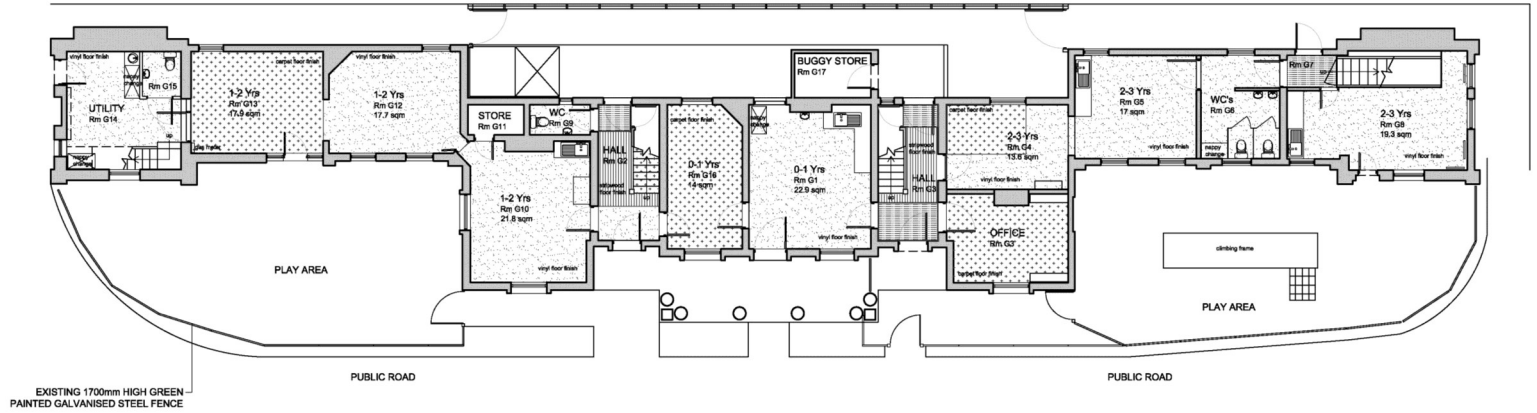


EXISTING FIRST FLOOR



EXISTING GROUND FLOOR PLAN
SCALE - 1:100

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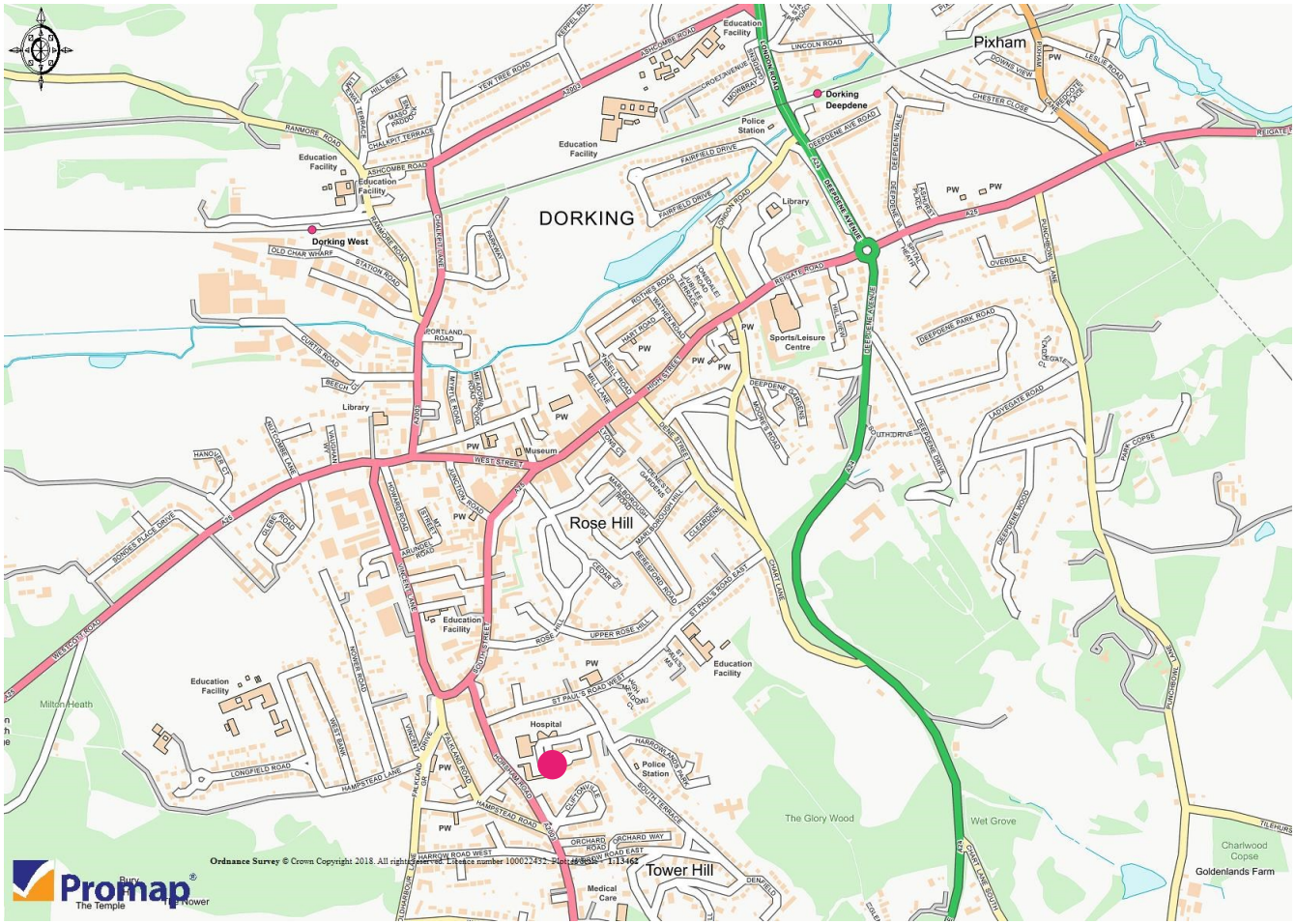

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