

# PIXHAM ANNEXE, PIXHAM LANE, DORKING RH4 1PQ



**CHARACTER SINGLE STOREY FORMER  
SCHOOL BUILDING - TO LET**

**£ 33,500 PAX**



**Reigate**

1 bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

**Dorking**

253 - 255 high street dorking surrey RH4 1RP  
email • dorking@robinsonsmb.com

- Attractive character former school building with front forecourt/ off road parking
- The versatile space could form a variety of educational/training/fitness/health and medical or business uses subject to planning consents for the intended use
- The two halls could be reconfigured

**T 01306 884685**

## DESCRIPTION

The property comprises a traditional brick built single storey former Victorian school building which historically has formed school premises with a pitched and tile covered roof, with additional alterations and extensions. The property benefits from a car parking area to the front and the former rear playing field is now excluded from the title.

The property has one large hall and one small hall together with two kitchen areas, four utility rooms and 2 WCs. The property is accessed via the main road Pixham Lane into the car park opening.

**Gross Internal Area 1679 sq ft (156.04 sq m)**

## THE OPPORTUNITY

Our clients are seeking to let the premises for commercial use ideally that benefits the community that can utilise the character and charm of this versatile accommodation with the benefit of the off street car park, main hall and second hall that could be rearranged with partitioning to suit an occupiers needs. Any change of use or alterations would be subject to any planning and local authority consents being first secured..

We understand that the building could lend itself to a number of educational, training, fitness and dance studio uses subject to obtaining local planning consent.

## LEASE TERMS

The premises are available by way of a new commercial lease to be granted direct by the Landlord for the building as a whole on a fully repairing and insuring basis for a term and rent review pattern, and approved use to be agreed..

## RENT

£ 33,500 per annum exclusive equating to £20 psf.

## RATES

We understand from an online search that the premises has a rateable value of £5,500 as 'school and premises'. Applicants are advised to confirm rates payable with the local authority.

## VAT

We do not believe that the premises are elected for VAT All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

## EPC

An EPC has been commissioned .



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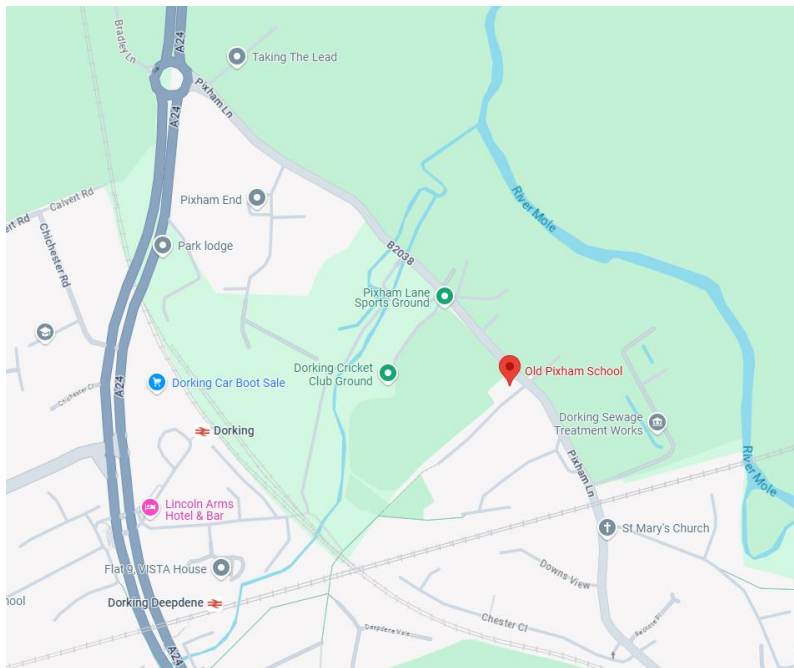
## VIEWING

Strictly by prior appointment only through sole agents:

**ROBINSONS - Sole Agents**

**01737 229200**

**[www.robinsonsmb.com](http://www.robinsonsmb.com)**



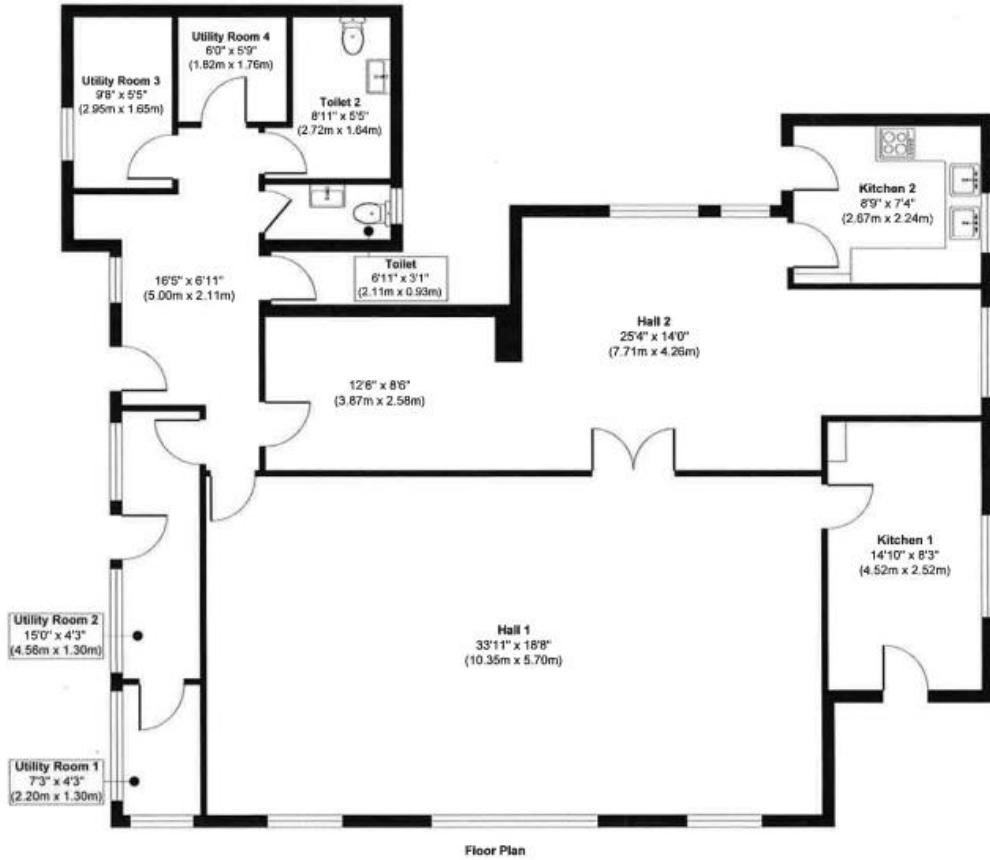
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**Approx. Gross Internal Floor Area 1679 sq. ft / 156.04 sq. m**



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