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- One-bedroom second-floor flat
 - Leasehold - 99 years from 1 January 2016
 - Service charge £976.67 biannually
 - Extent of 387 SQFT
 - Rental £825.00 PCM
 - Assured shorthold tenancy outside of fixed term
 - Gross annual yield of 9.0%
 - Auction 30 May 2025



Register to bid

Auction guide £90,000

Lot 121 - Flat 2 304 High Street Dorking Surrey RH4 1QX

A tenanted, second-floor, leasehold flat with an extent of 387 SQFT located on Dorking High Street with a gross annual yield of 9.0% (Title number: SY835103)

FOR SALE BY AUCTION: To be sold by public auction on the executor's instructions. A tenanted (£825.00 PCM), second-floor, leasehold flat (99 years from 1 January 2016) with an extent of 387 SQFT located on Dorking High Street with a gross annual yield of 9.0%. The service charge is £976.67 biannually. To be sold via online bidding on Friday, 30 May 2025.

Auctioneer's comments: 'An opportunity to buy a ready-made high yield property in a popular area of Surrey.'

Auction date

The property is to be sold by public auction on Friday, 30 May 2025 via a 2-hour online bidding window.

To view

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

Description

One bedroom, second floor, tenanted, leasehold

Location

Dorking, Surrey, 0.6 miles to Dorking railway station, 0.4 miles to Dorking Deepdene railway station, 0.7 miles to Dorking West railway station

Outside:

Communal entrance

Accommodation

Second floor: living room/kitchen, bedroom, bathroom

EPC rating

C

Tenure

Leasehold

99 years from 01 January 2016

Service charge

£976.67 biannually

Local authority and council tax band

Surrey County Council

Mole Valley District Council

Council tax band: B



Video Tour Lot 121

Pre-auction bids

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

Auction fees

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		