

# HUMMERSTONE & HAWKINS

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## 'E' CLASS PREMISES IN DARTFORD AVAILABLE ON SHORT TERM LET



WELL LOCATED MID TERRACED  
'E' CLASS PREMISES.

TOTAL FLOOR AREA OF APPROX  
590SQ FT.

BEING OFFERED ON A 2 YEAR  
LICENCE AGREEMENT.

IDEAL FOR TEMPORARY OFFICE /  
RETAIL SPACE.

SITUATED JUST OFF DARTFORD  
HIGH STREET.

AVAILABLE FROM JUNE 2021 /  
CURRENT TENANT RETIRING.

**4 Market Place**

**Dartford**

**DA1 1EX**

**Tenure: TO LET**

**Rental: £750pcm + VAT.**

**Hummerstone & Hawkins**  
**Tel: 0208 303 1061**

**LOCATION:**

Dartford is the principle town in the Borough of Dartford and is located some 18 miles south east of central London and around 4.3 miles east of Bexleyheath.

The Dartford Borough Council website has full details of a Government grant they received to transform and improve the immediate surrounding area in order to make the town more attractive for shoppers which include making Market Place a pedestrianised shopping area. Works around Market Place have been ongoing and now appear to be coming to an end

The subject premises enjoys a prime corner position within a small parade on Market Place, a road that connects Market Street and the High Street.

Dartford has its own Network Rail station, is well served by bus routes and has excellent road links to the A2 which connects to the M25, the Dartford Crossing and M2.

**DESCRIPTION:**

A ground floor 'E' user class premises which we understand has a main retail area of c450 square feet. Behind is a storeroom of around 150sq ft.

**TENURE:**

The premises are available by way of a new 2 year agreement at a commencing rental of £9,000 per annum (£750pcm) plus vat.

The agreement will contain a mutual break clause on the expiry of 12 months and then 3 month's notice thereafter.

**EPC:**

The premises has an EPC rating of D.

**RATES:**

We understand from the VOA website that the rateable value for the premises is £14,000 per annum.

Prospective parties may be able to obtain part business rate relief, but we advise to make your own enquiries with the rating office of the Borough of Dartford council.

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent.**

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