

## DARTFORD - SHOP WITH FLAT OVER TO LET



'E' Class premises with adjoining rear warehouse / workshop.

Floor area 324sq ft / warehouse 672sq ft.

Parking space directly in front of shop.

Prominent corner position fronting a busy main road.

Close with easy access to M25, A2 and Dartford Crossing.

Offers for the freehold interest may also be considered.

**252 Lowfield Street**

**Dartford**

**DA1 1LH**

Tenure: **TO LET**

Rental: **£18,000pa**

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 town has been subject to considerable recent regeneration. The Dartford Borough Council website has full details of the Government grant they received to transform and improve the immediate surrounding area in order to make the town more attractive for shoppers.

The subject property is located on the outskirts of the main town centre and the immediate surrounding area is predominately residential. The premises enjoys a prominent corner trading position and is clearly visible to the considerable passing traffic.

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:**

The subject property comprises a 2 storey corner building with on the ground floor an 'E' class premises with an adjoining rear warehouse/workshop together with residential accommodation arranged over the upper floor. We understand the property includes a parking space directly in front of the property.

Ground floor

A single entrance door with windows either side under a signage secured by an electric shutter leads into the main public / retail area. The main area includes an understairs cupboard plus at the rear a door that leads directly through to a kitchen. A door from here provides access to the rear warehouse / workshop. This area also has a separate access at the rear via an electric shutter which leads out onto Norman Road. The warehouse includes a toilet.

**APPROXIMATE MEASUREMENTS:**

Main sales area: 30.111sq m / 324sq. ft.

Kitchen: 9.999sq m / 108sq. ft.

Warehouse: 62.414sq m / 672sq. ft.

**TERMS:**

The premises are available by way of a new full repairing and insuring lease the terms of which are to be agreed with the landlord. The commencing rental is £18,000 per annum.

A rental deposit will be required subject to status.

**EPC:**

252 Lowfield Street DARTFORD DA1 1LH	Energy rating <b>C</b>
Valid until <b>23 January 2032</b>	Certificate number <b>7640-1535-8683-6638-9018</b>

**RATES:**

We understand from the VOA (Valuation Office Agency) website that the commercial premises has a rateable value of £6,300 per annum. Therefore, this property falls under small business rate relief therefore business rates will not be payable however we advise all interested parties to make their own enquiries with Dartford Council.

These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs

**VIEWING ARRANGEMENTS:**

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

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**WAREHOUSE / WORKSHOP**

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