

DARTFORD – TO LET 'E' USER CLASS PREMISES



Ground floor lock up retail / office premises.

Unit is to be let in a refurbished condition.

Main floor area of C. 46sq m. / 495sq ft.

Premises includes one parking space.

Property enjoys a prominent position in the heart of town

Good transport links to A2 / train station is nearby.

Waterbridge Court

50 Spital Street

Dartford, DA1 2DT

Tenure: TO LET

Rental: £15,000 + VAT pa

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.

The subject premises enjoys a prominent position on Spital Street opposite Kent Road near to the Orchards shopping centre. Nearby businesses include Wetherspoon's, MacDonalds, Betfred and a number of specialist and independent operators.

There is ample car parking nearby.

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 available premises is arranged on the ground floor level only, forming part of a larger newly built development comprising residential accommodation over the upper floors.

A central entrance door leads into an open plan retail / office area which to rear has an 8 unit kitchen and WC.

The unit is to be finished with plastered whitewashed walls, strip lighting and electric radiators giving an overall impression of a clean modern premises.

The property includes an allocated parking space at the rear of the building.

We have been advised that any hot food uses will not be considered

APPROXIMATE MEASUREMENTS:

Main floor area: 46sq m. / 495sq ft.

Kitchen: 6sq m. / 65sq ft.

WC

TENURE:

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. A rental deposit will be required.

The commencing rental is £15,000 per annum + VAT.

SERVICE CHARGE:

TBC.

EPC:

An EPC will be commissioned once the building works are complete.

RATES:

With the property having been refurbished the business rates will need to be assessed in order to confirm as to whether there will be rates payable or if the property will benefit from business rate relief.

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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Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

