

# HUMMERSTONE & HAWKINS

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## 'E' CLASS PREMISES IN DARTFORD AVAILABLE TO LET



'E' class premises in Dartford available to let.

Total floor area of approximately 380 square feet.

Rear yard of approximately 170 square feet.

Forms part of busy and established shopping centre.

For customers there is a shopping centre car park.

Available on a new lease, terms negotiable.

**38 Temple Hill Square**

**Dartford**

**DA1 5HZ**

**Tenure: TO LET**

**Rental: £11,000pa**

**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 subject premises forms part of a local shopping square with many independent specialist retailers and also national retailer Coop on the corner which service the heavily populated immediate area.

Dartford has it's own network rail station which is approximately 0.3 miles away which has direct links to London in under 30 minutes. It is also 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 mid terrace lock up premises with a glazed frontage incorporating a single entrance door which leads into a main sales area of approximately 230sq ft. To the rear of this is a door which leads through to a back office / storage area with a single toilet of approximately 165sq ft.

At the rear is a yard of approximately 170sq ft which also has a gate which allows back access into the unit.

For customers using the shopping centre there is a free car park.

**TERMS:**

The premises are available by way of a new FR&I lease upon terms to be agreed, The commencing rental is £11,000 per annum,

A minimum rental deposit of 3 months will be required.

**EPC:**

38 Temple Hill Square DARTFORD DA1 5HZ	Energy rating <b>D</b>
Valid until 3 December 2032	Certificate number 8723-1032-3002-0529-0292

**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £4,250 per annum which means the business should qualify for small business rate relief. We would still advise all interested parties to make their own relevant enquiries with Dartford council and to confirm the actual rates payable.

**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. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)**

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.