

FORMER AQUATIC SHOP IN DARTFORD TO LET



Single storey E class premises available to let.

Total sales area of C. 207sq m. / 2,228sq ft.

Ceiling height of C. 3,183m / 10.4ft.

Front forecourt providing staff / customer parking.

Located on a busy road on the outskirts of the town centre.

Available on new lease terms at a commencing rental of £35,000pa.

125 Dartford Road

Dartford

DA1 3EN

Tenure: TO LET

Rental: £35,000 per annum

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 property enjoys a strong trading position fronting on to the busy Dartford Road within a mixed commercial and residential area. Dartford town centre around a mile to the west and some 1.1 miles to the east is Crayford town centre. Dartford Road is a main thoroughfare carrying traffic travelling between the towns of Dartford and Crayford and is also a main bus route. There are good road links to the A2 trunk road linking London and the south and also connecting to the M25 and Dartford Crossing.

DESCRIPTION:

A single storey E class premises which has for many years been trading as an aquatic business. The property has now become available to let again due to the former tenant's decision to close the business. The premises has also formally traded as a Co-op convenience store.

The property includes a front forecourt surfaced with tarmac providing staff / customer parking plus there is additional on street parking.

INTERNAL DETAILS:

A glazed frontage including entrance doors under a signage and secured by electric shutters lead into a main open plan retail area. At the rear is a storeroom and to the right is a smaller sales area plus access to a kitchen area and toilet.

APPROXIMATE MEASUREMENTS:

Total sales area: 207sq m. / 2,228sq ft.

Kitchen: 13sq m. / 140sq ft.

Ceiling hight: 3.183m / 10.4ft.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed, at a commencing rental of £35,000 per annum.

A minimum rental deposit of 3 months will be required subject to status.

EPC:

The premises has an EPC rating of C.

PLANNING:

We understand that the premises falls within the E User Class.

We would recommend and it is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

A restrictive covenant placed upon the property by formers owners mean that the premises will NOT be suitable for any hot or cold food led businesses.

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £27,250 per annum. We would still advise all interested parties to make their own relevant enquiries with 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.

