

HUMMERSTONE & HAWKINS

www.hummerstone.co.uk

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



Well located mid terraced E class premises.

Total floor area of C. 52.257sq m. / 562sq ft.

Existing business closing / property to be let with vacant possession.

Available from March 2024 on a new 5 year lease.

Mutual 6 month break clause after years 1 or 2 depending on status.

Town centre location, situated just off the High Street.

3 Market Place

Dartford

DA1 1EX

Tenure: TO LET

Rental: £15,000 + 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 position within a small parade on Market Place, a road that connects Market Street and the High Street. Other business within the parade include a Fireaway Pizza, an estate agents and a recruitment agency,

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 lock up shop forming part of a small parade of shops which has been trading as a RSPCA Charity shop for the past few years. The premises have become available to let again due to the company decision to close the shop.

APPROXIMATE MEASUREMENTS:

Internal frontage: 4.960m / 16.2ft.
Main retail area: 30.446sq m / 328sq ft.
Office / Store: 8.320sq m / 90sq ft.
Store: 10.350sq m / 111sq ft.
Toilet: 3.141sq m / 34sq ft.

TENURE:

The premises are available by way of a new 5 year agreement at a commencing rental of £17,000 per annum plus vat.

The agreement will contain a mutual 6 month break clause on the expiry of either the first 12 or 24 months.

EPC:

The premises has an EPC commissioned.

RATES:

Interested applicants are advised to contact Dartford Borough Council to confirm the rateable value and the business rates payable.

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