

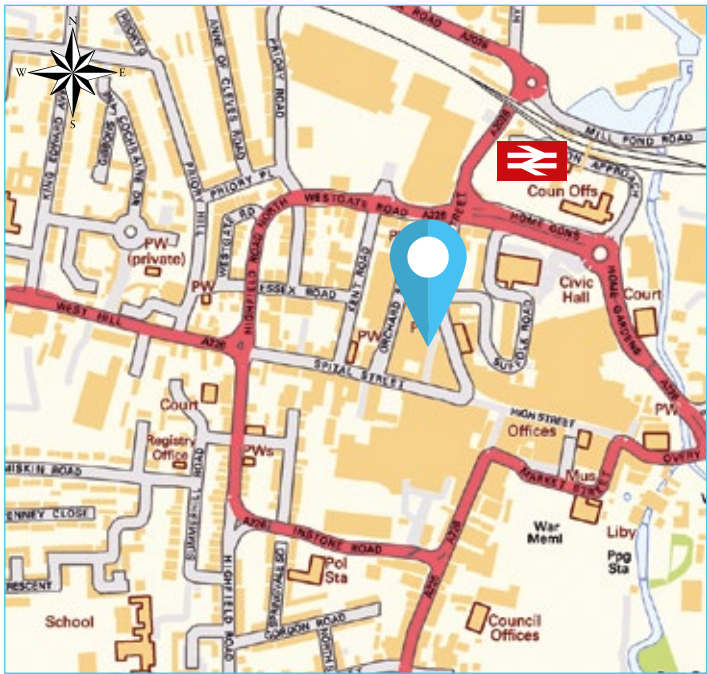


TO LET

DARTFORD

7 Copperfields Shopping Centre, Spital Street, DA1 2DE

TOWN CENTRE PREMISES, A1/A2/A3 USE. GROUND FLOOR AREA 1040SQ.FT.



LOCATION

Dartford is the principal town in the Borough of Dartford, Kent and is located 9 miles South-East of London and 10 miles to the East of Bromley. The town enjoys good road connections being less than a mile from the intersection of the A2 and M25 motorway. The Dartford Crossing is approx. 1 mile to the North. Dartford Train Station is a short distance away and provides direct and regular services to London Bridge, Charing Cross, Cannon Street and London Victoria.

The property is situated within the Copperfields shopping precinct, an attractive arcade of eleven retail and restaurant units within a courtyard environment. The centre is conveniently located between Hythe Street and Spital Street which leads onto the High Street. The property is close to the Priory and Orchards Shopping Centres with surrounding occupiers including McDonalds, The Royal Bank of Scotland, plus a range of independent retailers.

ACCOMMODATION

Comprises an end of terrace unit previously trading as a bar but considered suitable for a variety of users. The premises are set out over ground floor and currently arranged to provide front retail/restaurant space with rear partitioned kitchen.

Floor Area	Sq Ft	Sq M
Retail Area	888	82
Kitchen	123	11
WC's		
Total	1,040	96

LEASE

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£17,000 (Seventeen Thousand Pounds)** per annum exclusive payable quarterly in advance.

ASSESSMENTS

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,706.00 (2017/18 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.

PLANNING

The property has most recently been used under Class A3 (Café/Restaurant) of the Town & Country Planning Use Classes Order 1987.

We understand that permitted change to A1 Retail or A2 Financial and Professional Services would be applicable but interested parties are advised to make their own enquiries to Dartford Borough Council Planning Department.

EPC

EPC available on request.

VAT

We have been advised by our clients that VAT will be payable upon the rental amount under current legislation.

VIEWING

By appointment via sole lettings agents Linays Commercial

Mandeep Cheema
Tel: 01689 875511
Mob: 07436 548412
Email: mc@linays.co.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property.