

DARTFORD

45 HIGH STREET

DA1 1DJ

LINAYS

COMMERCIAL

26A STATION SQUARE
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FOR SALE OR TO LET – PROMINENT RETAIL PREMISES WITH UPPER PARTS DEVELOPMENT/REFURBISHMENT OPPORTUNITY (STPP) – 5,931 SQ.FT GROSS

Location

Dartford is the principal town within the Borough of Dartford and is located 20 miles South-East of Central London. The town enjoys good trunk road connections being approximately 1 mile from the intersection of the A2 and M25 motorway. Dartford Train Station is a short distance away and provides direct and regular services to Central London. The property is well located on the south side of the pedestrianized High Street benefitting from good levels of footfall. Occupiers close by include Iceland, Primark HSBC, Santander, WH Smith, Savers and Peacocks amongst many others.

There is also a public (pay and display) car park to the rear of the property in Market Street where there are also a number of bus services accessible.



Accommodation

(net internal floor areas)

Basement:	1,168 sq ft	(108.51 sq.m)
Ground Floor:	1,653 sq ft	(153.56 sq.m)
First Floor:	1,640 sq ft	(152.35 sq.m)
<u>Second Floor:</u>	1,470 sq ft	(136.5 sq.m)
Total Floor Area:	5,931 sq.ft	(551 sq.m)

Description

The property comprises a prominent four storey Grade II Listed building of brick construction beneath a main pitched slate roof with bay fronted elevations. The ground floor is currently arranged to provide entrance lobby off of the High Street with open plan retail space. The first floor provides additional office accommodation with WC facilities. The second floor is self-contained with access via Market Place and currently arranged to provide several office/store rooms with further WC facilities. We believe the building offers character with the retention of high ceilings however refurbishment is required both internally and externally. The upper parts lend themselves to residential use, subject to the grant of planning permission.

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

Terms	Commercial Energy Performance Certificate	
The entire 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. Rent on application. Alternatively, our clients will consider a sale of their freehold interest with full vacant possession. Guide price. Offers in excess of £600,000.	Assessment awaited	
Rating Assessment		
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £18,491.79 (2017/18 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Listed properties are often eligible for extended property rate relief until they're occupied. Prospective purchasers or tenants should make their own enquiries.	Viewings	
	Strictly by prior appointment via Linays Commercial Limited.	
	<div></div>	
VAT	Contact:	Email:
We are advised by our clients that VAT will not be payable upon the rental or price agreed under current legislation.	Mandeep Cheema Adrian Tutchings Toby Allitt	mc@linays.co.uk commercialproperty@linays.co.uk ta@linays.co.uk
Planning		
The property falls within Dartford Borough Council. Planning consent was granted under application number 11/00103/COU for the change of use of ground, 1st and 2nd floor from Retail (Class A1) to Office (Class B1). Full copies of the application and floor plans are available on request. Our clients consider that the property has potential for residential development or refurbishment, subject to obtaining the necessary consents and approvals.		
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