# **DARTFORD**

20 LOWFIELD STREET

DA1 1HD



26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416

01689 875 511

# TO LET - GROUND FLOOR RETAIL/ OFFICE PREMISES

#### Location

Dartford is the principal town in the Borough of Dartford, Kent and is located 9 miles South-East of London. 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 an established parade opposite the entrance to the Priory Shopping Centre. Surrounding occupiers include Barclays Bank, KFC and Beaumont Beds.

## **Description**

The property comprises a mid-terrace ground floor retail unit which has recently undergone internal refurbishment and arranged to provide open plan front sales area with additional space available to the rear. The rear of the property can be accessed via a pedestrian walkway to the side. Our client is willing to split the demise to suit the requirements of an in-going tenant.



#### **Accommodation**

(with approximate dimensions and floor areas)

 Internal Width:
 17'2"
 5.2m

 Sales Depth:
 41'2"
 12.55m

 Sales Area (Option 1):
 607sq.ft
 56.39sq.m

 Rear Area (Option 2):
 388sq.ft
 36sq.m

Combined Total Floor Area: 995sg.ft 92.44sg.m

#### **Terms**

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £15,000 (Fifteen Thousand Pounds) or £24,000 (Twenty Four Thousand Pounds) per annum exclusive depending on required floor area. Rents payable quarterly in advance.

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

Ref: 4990

### **Rating Assessment**

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are TBA (2019/20 assessment) Interested parties are strongly advised to check the actual rates liability with the local authority directly.

## **Legal Costs**

The ingoing tenant is to be responsible for the payment of both parties legal fees incurred in the letting.

#### **VAT**

We have been advised by our clients that VAT **will not** be payable upon the rental amount.

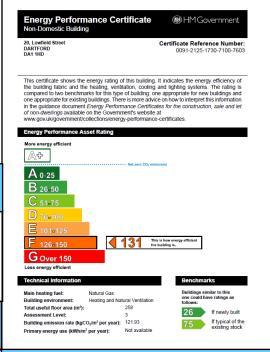
## **Viewings**

Available by prior appointment via Linays Commercial Limited.

Contact: Email:

Mandeep Cheema mc@linays.co.uk

#### **Commercial Energy Performance Certificate**



#### **Internal Photo**



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Contact:

Email: