

'D2' LEISURE PREMISES NEAR BLUEWATER, GREENHITHE TO LET



TOTAL FLOOR AREA OF
APPROX. 2,200 SQ FT.

OPEN PLAN MAIN HALL OF
AROUND 1,668 SQ FT.

RECEPTION HALL WITH 3
TOILETS.

KITCHEN AREA / SINGLE
SHOWER ROOM.

NR GREENHITHE TRAIN
STATION & BLUEWATER.

NEW LEASE TERMS TO BE
NEGOTIATED.

Unit 1, North Star Boulevard

Greenhithe

DA9 9UG

Tenure: **TO LET**

Rental: **£26,000pa**

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Greenhithe is a desirable village located between the towns of Gravesend which is some 5 miles east and Dartford just under 3 miles to the West.

The subject property enjoys a corner position immediately behind the Asda Superstore fronting on to Station Road, within walking distance of the train station and easy reach of the Bluewater Shopping complex. The property benefits from being close to the A206 and B255 which together provide main access routes to and from the Dartford Crossing, M25 and the A2.

For employees or customers there is free parking in nearby car parks restricted to between 3 & 4 hours, plus a 'Pay & Display' car park along Eagles Road.

DESCRIPTION:

A modern ground floor premises forming part of a development of flats and which has most recently been open as a martial arts school. Prior to that, and since the property was built in 2012 the premises had been run as an extremely successful dance studio. The premises have now become available to let again due to the previous tenants vacating.

An entrance at the rear of the property leads into a reception/waiting area 21.77sq.m (234sq.ft) which has separate doors to two unisex and one disabled toilet plus to the right double doors opening on to the main dance hall 155 sq. m (1,668 sq. ft). The dance hall is open plan has frosted windows to two sides and is finished off with a wooden flooring and painted walls. At the rear there is a door that connects to a kitchen area 19.68 sq. m (211sq.ft) and small shower room.

TENURE:

The premises are available on a full repairing and insuring sub lease for a minimum term of 5 years at a rental of £26,000 per annum exclusive of rates.

A rental deposit will be required subject to status.

There is a service charge of approximately £1,000 which covers external maintenance and window cleaning and the cost is paid annually

EPC:

The premises has an EPC rating of B

RATES:

The premises has a rateable value of £14,500 per annum, interested applicants are advised to contact the relevant council with regards rate relief.

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