

# HUMMERSTONE & HAWKINS

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## FREEHOLD INVESTMENT OPPORUNITY IN DARTFORD



Comprising 2 ground floor shops  
together with a first floor flat.

116 – Retail area 6.68m x 3.42,  
Kitchen 5.56m / Hair salon.

118 – Depth 6.76m x width 3.38m /  
trading as a sandwich bar.

118a – A self-contained flat with a  
floor area of approx. 61sq m.

Total rental income of £22,980 per  
annum.

Surrounding area mix of commercial &  
residential properties.

**116,118,118a St Vincent's Road**

**Dartford**

**DA1 1XE**

**Tenure: FREEHOLD**

**Asking price: £375,000**

**Hummerstone & Hawkins**  
**Tel: 0208 303 1061**

**LOCATION:**

The subject property is located on St Vincent's Road which is an area of both residential and commercial in character.

Local shopping and all town centre amenities can be found within Dartford Town Centre which is around one mile away.

Dartford Train Station is within easy reach and local bus services include the 423, the 477, the 480, the 492 and the X80.

Local schools include The Gateway Primary Academy, The Brent Primary School, The Leigh Academy and Dartford Grammar School.

The local hospital is Darent Valley Hospital in Dartford.

**DESCRIPTION:**

The subject property is comprised of two ground floor retail units and a singular residential unit at first floor level.

The current use of 118 is as a sandwich bar and 116 is occupied as a hair salon.

There is a front concrete laid driveway to both units which is suitable for one vehicle, however there is no drop kerb to the front of the hair salon.

The subject flat at first floor level is accessed via a rear right of way.

**INTERNAL DETAILS:**

118 St Vincent's Road – Drop kerb leading to front concrete driveway suitable for one vehicle. A double glazed door and shop front leads into the main sandwich bar area. The retail area has plastered and painted walls and ceilings, impervious flooring, laminated rolled edge worktop, single bowl sink unit with splash back tiling. Solid brick wall to a rear kitchen area with a single bowl sink unit, base cupboards, plastered and painted walls and ceiling and a door leading to a w. c. The premises includes a rear storeroom

Approximate measurements - Depth 6.76 metres width 3.38 metres.

The rear kitchen area depth 3.26 metres with an average 1.59 metres.

The storage area depth 3.26 metres x width 2.15 metres.

116 St Vincent's Road - Front forecourt area leading to shop front with timber framed single glazed window and timber framed single door leading into the main salon area. Salon area with workstations plastered and painted walls and combed effect finish ceiling, further tiled area to salon. Solid brick wall to kitchen area which has vinyl flooring. Toilet with w.c. suite.

Approximate measurements – Retail area 6.68 x 3.42 metres

Kitchen depth 3.29 metres x width of 1.69 meters.

The forecourt has a measurement of 4.58 metres x 3.70 metres.

118a St Vincent's Road – Access via a rear right of way. A gate leading to rear garden, with shingle layer and concrete pathway. Rear steps lead up to rear first floor decked area. A solid door leads into:

Living room which has a double glazed UPVC window to front and a single panelled radiator.

Fitted kitchen with double glazed UPVC window to rear and single panelled radiator.

These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.

Dining room / Bedroom 2, which we have been informed is accessed via another room, with double glazed UPVC window and single panelled radiator.

Bedroom with double glazed UPVC window to front and single panelled radiator.

Bathroom with double glazed UPVC window to rear and single panelled radiator.

**TENURE & LEASE DETAILS:**

118 St Vincent's Road is let on a 5 year lease, starting on 1<sup>st</sup> January 2018 and ending on, and including the 31<sup>st</sup> December 2022. The base rent detailed on the lease is £7,500 per annum, however it is to be noted that we are advised that £7,200 per annum is being paid.

116 St Vincent's Road does not have a lease and the tenant is currently holding over. We are informed that rent being paid is £7,200 per annum.

We are given to understand that the building is freehold and the first floor flat is currently let on an assured shorthold tenancy with a current rent of £715 per calendar month.

**EPC:**

116 St Vincent's Road - EPC has been commissioned.

118 St Vincent's Road - EPC has been commissioned.

118a St Vincent's Road has an EPC rating of E

**RATES:**

We understand that the business rates payable would be the responsibility of the tenants.

The flat tax band is B.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs

**AGENTS NOTES:**

Please note that due to Covid restrictions we have been unable to obtain access to all parts of the property and our details are based on information provided by our clients.

**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