

# HUMMERSTONE & HAWKINS

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## CORNER PLOT OFFICE PREMISES IN DARTFORD AVAILABLE TO LET



PROMINENT & HIGHLY VISIBLE  
CORNER POSITION

WOULD SUIT A VARIETY OF 'E'  
CLASS USES.

BEING OFFERED ON A 2 YEAR  
LICENCE AGREEMENT

RECENTLY UNDERGONE  
EXTENSIVE REFURBISHMENT

TOTAL FLOOR AREA OF APPROX  
450SQ FT.

EARLY INTEREST STRONGLY  
ENCOURAGED

**1 Market Place**

**Dartford**

**DA1 1EX**

**Tenure: TO LET**

**Rental: £700pcm + VAT.**

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

**LOCATION:**

Dartford is the principle town in the Borough of Dartford and is located some 18 miles south east of central London and around 4.3 miles east of Bexleyheath.

The Dartford Borough Council website has full details of a Government grant they received to transform and improve the immediate surrounding area in order to make the town more attractive for shoppers which include making Market Place a pedestrianised shopping area. Works around Market Place have been ongoing and now appear to be coming to an end

The subject premises enjoys a prime corner position within a small parade on Market Place, a road that connects Market Street and the High Street.

Dartford has its own Network Rail station, is well served by bus routes and has excellent road links to the A2 which connects to the M25, the Dartford Crossing and M2.

**DESCRIPTION:**

A ground floor 'E' user class premises which we understand has a floor area of c450 square feet. The premises had for many years been trading as Hunters estate agents and for the last year has been a sushi restaurant/takeaway. The premises includes a tea making area and toilet.

**TENURE:**

The premises are available by way of a new 2 year agreement at a commencing rental of £8,400 per annum (£700pcm).

The agreement will contain a mutual break clause on the expiry of 12 months and then 3 months notice thereafter.

**EPC:**

An EPC has been commissioned to be carried out.

**RATES:**

We understand from the VOA website that the rateable value for the premises is £13,500 per annum.

Prospective parties may be able to obtain part business rate relief, but we advise to make your own enquiries with the rating office of the Borough of Dartford council.

**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](tel:02083031061)**