

'E' CLASS PREMISES IN DARTFORD AVAILABLE TO LET



'E' class premises in Dartford available to let.	18 Hythe Street
Total floor area of 68.3sq m / 736sq ft.	Dartford
Well-presented internally with new ceiling and flooring.	DA1 1BX
Premises appear ideal for a wide variety of E class uses.	Tenure: TO LET
Ample parking nearby / Well located with good transport links.	Asking Price: £17,000 pa
Available on a new lease, terms negotiable.	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 town has recently undergone extensive works to transform and regenerate the immediate surrounding area resulting in making it a more attractive place for visitors and shoppers. Dartford Borough Council website has full details of a government grant they received and how it is being used to complete the regeneration.

The subject premises enjoys a prominent position on Hythe Street near to both the Orchards shopping centre, the Orchard theatre plus the town centre retail park. Dartford has a busy town centre with a good mix of both independent and national retailers.

For customers there is ample car parking nearby with parking bays along Hythe Street

The town has excellent road links to the A2 which connects to the M25, the Dartford Crossing and the M2. Dartford has its own Network Rail station which offers a frequent service into London and the surrounding area is well served by bus routes.

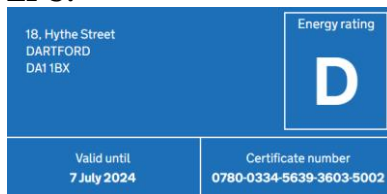
DESCRIPTION:

A glazed frontage incorporating a single entrance door leads into a main retail area of 62.6sq m / 676sq ft. At the rear leads through to a kitchen and toilet area measuring approximately 356sq ft. The space in here can also be used as a staff room / storage space.

The property is in good condition with flooring and ceiling works undertaken recently.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

EPC:**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £19,000 per annum. We would still advise all interested parties to make their own relevant enquiries with council and to confirm the actual rates payable.

LEGAL FEES:

Each party are to be responsible for their own legal costs

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](mailto:hummerstone@hummerstone.co.uk)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate

the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.