

42 STATION ROAD, LONGFIELD,
KENT, DA3 7QD



SIBLEY PARES

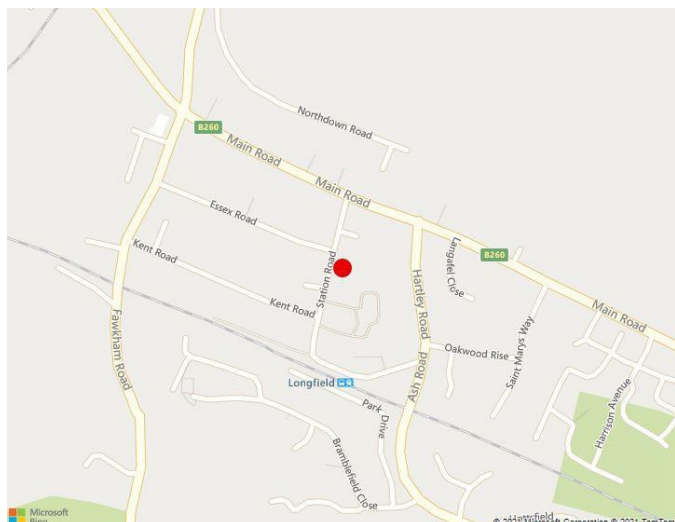
CHARTERED SURVEYORS & ESTATE AGENTS



- Adjacent to mainline train station entrance
- £10,500 per annum
- Suitable for a variety of business uses
- Affordable occupational costs
- 1 parking space
- NIA – 323 sq ft

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Location

The property is located in Longfield, a village in the Borough of Dartford, Kent, England. It is located 6 miles south east of Dartford and the same distance south-west of Gravesend. The property itself is located close to the main high street, adjacent to the mainline train station & opposite Waitrose. Longfield station has regular services to London Victoria, as well as other local destinations.

Description

Ground floor retail/office unit to let in popular commuter village adjacent to entrance to train station.

Accommodation

The property comprises a ground floor retail unit, which previously traded as a beautician salon. It benefits has a retail area, kitchen, WC, beauty room & internal storage and off road parking for 1 vehicle.

Area	Sq Ft	Sq M
Retail Area	180	16.72
Beauty Room	78	7.25
Kitchen	19	1.77
Storage	46	4.27
Total NIA	323	30.01

EPC

Awaited

Rateable Value

RV £3,050 @ 49.9p in the £

Rates payable £1,521.95 for the year 2021/22

(May be eligible for small business rates relief, please enquire with local borough council for further information)

Rent/Price

£10,500 Per Annum Exclusive

Terms

To take a new lease by negotiation.

Legal Costs

£395 + VAT for a Standard Tenancy (usually 3 or 6 years)

£350 + VAT for a Licence to Alter (if required)

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



Matt Sadler

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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.