

To let

1-2 Spital Street, Dartford, Kent, DA1 2DE



Location

The premises are located in Dartford, a town in Kent, which lies 7 miles west of Gravesend, 11 miles east of Bromley and 17 miles south east of Central London. Dartford train station is considered to be a major interchange on the South-eastern network with regular services into Charing Cross, Cannon Street, London Bridge and Victoria. Nearby occupiers include WH Smith, Holland & Barrett, Bonmarche and Warren James.

Accommodation

The demise comprises of the ground and first floors. The property provides the following approximate net internal floor areas:

Ground floor:	265.61 sq m	2,859 sq ft
First floor:	253.34 sq m	2,727 sq ft
Total:	518.95 sq m	5,586 sq ft

Lease

The premises are available on an assignment of the existing lease, expiring on 24/03/2020. Alternatively a sub-lease may be available.

Rent

£67,000 pax.

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £28,000

UBR (2018/19): £0.48

Rates Payable: £13,440

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is E. A certificate can be made available upon request.

VAT

VAT, if applicable will be charged at the standard rate.

For further information please contact:

Max Collett

T: 0207 911 2644

E: max.collett@gva.co.uk

Alex Burke

T: 0207 911 2124

E: alex.burke@gva.co.uk



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