



- | Freehold
- | Commercial Investment
- | Producing £16,000 Per Annum
- | Approximately 130.43 Sq M (1,404 Sq Ft)



Description

The property comprises a three storey brick built, mid terrace Grade II listed building with a glazed frontage.

The ground floor comprises the main retail area to the front with office accommodation, a kitchen and WC to the rear. The first floor comprises three rooms providing ancillary/storage accommodation and is approximately 130.43 sq m (1,404 sq ft) NIA.

Externally, to the rear there is small patio area.

Location

The subject property is prominently located on High Street in Dartford town centre, within the London commuter belt in north-west Kent. This central position offers high pedestrian footfall and visibility, making it well-suited for retail, office, and mixed-use commercial occupiers.

Dartford benefits from strong transport links. The property lies approximately 0.3 miles from Dartford railway station, which provides frequent direct services to London Bridge, London Charing Cross, and Gravesend. The town is well connected by road, with the A226 running through Dartford and linking directly to the A2 and the M25 motorway (Junction 1a), offering access to London, Essex (via the Dartford Crossing), and the wider South East region.

Nearby occupiers include national and independent retailers, financial services, hospitality outlets, and public sector offices, supporting a diverse commercial environment. Key amenities such as The Orchard Theatre, Priory Shopping Centre, and Dartford Borough Council offices are within walking distance, enhancing the location's appeal for business and investment purposes.

Planning Authority

Dartford Borough Council - www.dartford.gov.uk

Bidder Registration

Registration for bidding will close at 2:00 pm the day before the auction, after which we cannot guarantee giving you permission to bid at the auction.

Energy Performance Certificate C:74

VAT Refer to the legal documentation

Note

We understand that the tenant has confirmed that would be willing to sign a new 10 year lease on the expiry of the current lease.

Office Contact

propertyauctions@lsh.co.uk



Tenure

The property is held Freehold under Title Number K303352.

Tenancy

The property is occupied under a lease dated 20 June 2019 for a term of 10 years. The current rent is £1,333 PCM (£16,000 Per Annum).

Planning

The property is Grade II Listed. The historic listing details can be found here -

<https://historicengland.org.uk/listing/the-list/list-entry/1392304?section=official-list-entry>

ADDRESS	ACCOMMODATION	SQ M	SQ FT
Ground Floor	Retail Area, Office, Kitchen /WC	81.06	872
First Floor	Storage/Ancillary	49.38	531
Second Floor	Inaccessible		
Total NIA		130.43	1,404