

# DARTFORD

20 LOWFIELD STREET

DA1 1HD

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

**01689 875 511**

## TO LET – GROUND FLOOR RETAIL/ OFFICE PREMISES

### Location

Dartford is the principal town in the Borough of Dartford, Kent and is located 9 miles South-East of London. The town enjoys good road connections being less than a mile from the intersection of the A2 and M25 motorway. The Dartford Crossing is approx. 1 mile to the North. Dartford Train Station is a short distance away and provides direct and regular services to London Bridge, Charing Cross, Cannon Street and London Victoria.

The property is situated within an established parade opposite the entrance to the Priory Shopping Centre. Surrounding occupiers include Barclays Bank, KFC and Beaumont Beds.



### Description

The property comprises a mid-terrace ground floor retail unit which has recently undergone internal refurbishment and arranged to provide open plan front sales area with additional space available to the rear. The rear of the property can be accessed via a pedestrian walkway to the side. *Our client is willing to split the demise to suit the requirements of an in-going tenant.*

### Accommodation

(with approximate dimensions and floor areas)

Internal Width:	17'2"	m
Sales Depth:	41'2"	m
Sales Area (Option 1):	607sq.ft	sq.m
Rear Area (Option 2):	388sq.ft	sq.m
Combined Total Floor Area:	995sq.ft	sq.m

### Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£15,000 (Fifteen Thousand Pounds)** or **£24,000 (Twenty Four Thousand Pounds)** per annum exclusive depending on required floor area. Rents payable quarterly in advance.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Ref: 4990

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are TBA (2019/20 assessment)  
Interested parties are strongly advised to check the actual rates liability with the local authority directly.

## Legal Costs

The ingoing tenant is to be responsible for the payment of both parties legal fees incurred in the letting.

## VAT

We have been advised by our clients that VAT **will not** be payable upon the rental amount.

## Viewings

Available by prior appointment via Linays Commercial Limited.

Contact: Mandeep Cheema      Email: mc@linays.co.uk

## Commercial Energy Performance Certificate

### Energy Performance Certificate

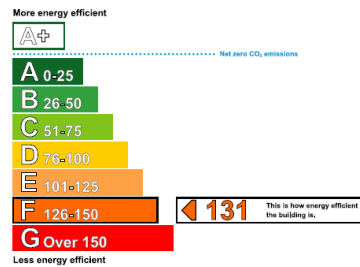
Non-Domestic Building  
20, Lowfield Street  
DARTFORD  
DA1 1HD

HM Government

Certificate Reference Number:  
0091-2125-1730-7100-7603

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating



#### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 258  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 121.93  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

#### Benchmarks

Buildings similar to this one could have ratings as follows:

26	If newly built
75	If typical of the existing stock

## Internal Photo



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Contact:      Email: