

DARTFORD

LANGLEY SQUARE, CENTRAL ROAD

DA1 5LR

LINAYS

COMMERCIAL

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FOR SALE OR TO LET – GROUND FLOOR COMMERCIAL PREMISES

Location/ Description

Dartford is an established commercial and commuter town offering a range of retail, pubs and catering establishments including a Retail Park, two enclosed shopping center's and the Orchard Theatre.

Langley Square is situated at the junction of Central Road and William Munday Way.

Dartford Railway Station is situated approximately 500 yards to the south of the proposed development.

Currently in the course of construction, the subject unit will comprise the ground floor of a residential development of 14 dwellings.

The will have frontages to both William Munday Way and Central Road and is to be finished to a shell and core condition.

The premises would suit a wide range of occupiers within a Class E planning use.



Accommodation

(with approximate dimensions and floor areas)

Gross Internal Floor Area: 2960 sq.ft (275 sq.m)

Terms

Available by way of a new long leasehold interest or on the basis of a Full Repairing and Insuring lease at terms to be agreed.

Price: £660,000 (Six Hundred and Sixty Thousand Pounds).

Rent: £60,000 per annum exclusive.

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: 5306

Rating Assessment

To be assessed upon completion of the development.

Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental/ sale amount under current legislation.

Planning

Planning Permission was granted under reference: DA/20/01618/FUL on 10/05/2021.

Condition 31 permits the use under classes E,F1, F2 and as a drinking establishment as defined under the Town and Country Planning (Use Classes) Order 1987.

Please also note Clause 32 states that the proposed unit shall not be used outside of the hours of 7am – 10pm Mon-Sat and 9am-8pm on Sundays or Bank Holidays.

Proposed Floor Plan



Further Information.

Further details available via agents:



Contact:
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