

DARTFORD

13 LOWFIELD STREET

DA1 1EN

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**FREEHOLD FOR SALE – FOUR STOREY COMMERCIAL BUILDING
DEVELOPMENT POTENTIAL (STPP) – FULL VACANT POSSESSION**

Location

Dartford is the principle town in the Borough of Dartford, Kent and a popular residential suburb located approx. 9 miles South-East of London, 2.5 miles from Woolwich, 4 miles east of Greenwich and 1.5 miles north west of Bexleyheath.

The town enjoys good road connections being less than a mile from the intersection of the A2 and M25 Motorway providing direct access to the Blackwall and Rotherhithe tunnels.

Dartford mainline rail station is approx. 0.9 miles away providing regular trains to central London with an approximate journey time of 30 minutes to London Charing Cross.

The subject property is located within the pedestrianised section of the town centre at the junction of Lowfield Street and Market Street where a number of improvements have been carried out as part of the Dartford town centre redevelopment scheme. The area outside the property forms an area of public amenity space which aims to enhance the public realm and create a more pedestrian friendly environment.



Description

The property comprises a mid terrace commercial building arranged on ground, first, second and third floors with the benefit of a rear yard area. The property is in good condition throughout, and the ground floor retail unit is currently arranged to provide open plan sales space with rear ancillary, considered suitable for a range of occupiers. To the rear is an external yard/bin store area. The property has an internal staircase within the sales area leading to the upper parts which comprise several storage/ancillary areas and WC facilities. It is considered that potential exists to convert the upper floors to provide residential accommodation (subject to planning). The building is not listed or located within a Conservation Area.

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: MC/5323

Accommodation

(with approximate floor areas)

Ground Floor:

Internal Width: 14'4" 4.4m
Built Depth: 55'1" 16.8m
Total Area: 795sq.ft 73.9sq.m

First Floor:

Total Area: 357sq.ft 33.1sq.m

Second Floor:

Total Area: 276sq.ft 25.6sq.m

Third Floor:

Total Area: 260sq.ft 24.2sq.m

Total Floor Area:

1688sq.ft 156sq.m

Floor Plans Available

Location Plan



Freehold Price

We invite offers in the region of **£495,000 (Four Hundred and Ninety-Five Thousand Pounds)**, with full vacant possession.

Energy Performance Certificate

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor premises are £7,984 (2021/22 assessment). Prospective occupiers may be able to obtain relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of Dartford Borough Council.

Viewings

Available by prior appointment via Linays Commercial Limited.

VAT

The property is not elected for VAT.

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

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