

DARTFORD

9 COPPERFIELDS CENTRE, SPITAL STREET
DA1 2DE

LINAYS

COMMERCIAL

26A STATION SQUARE
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**TO LET – RETAIL / CLASS E USE PREMISES – 419 SQ.FT (38 SQ.M)
TOWN CENTRE LOCATION – COURTYARD ENVIROMENT**



Location / Description

Dartford within the county of Kent is located 9 miles South-East of London and 10 miles to the East of Bromley. The town enjoys good road connections being less than a mile from the A2 and M25 motorway.

The premises are situated within the

Copperfields Centre, a mixed use precinct set out to provide 13 commercial units at ground floor level within a town centre location close to the junction with Hythe Street.

Internally, the premises are arranged to provide front sales area with partitioned rear storage, kitchenette and WC.

Accommodation

Total Internal Areas: (Net)

Sales Area:	379sq.ft	35.2sq.m
Kitchenette:	<u>40sq.ft</u>	<u>3.8sq.m</u>
Total:	419sq.ft	38.9sq.m

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£13,500 (Thirteen Thousand Five Hundred Pounds)** per annum exclusive, payable quarterly in advance.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,193.60 (2022/23). Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief incentive.

VAT

We are advised that the property is **not** elected for VAT.

Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's approval.

Photo



EPC

9, Copperfields Shopping Centre
Spital Street
DARTFORD
DA1 2DE

Energy rating

D

Valid until
13 August 2024

Certificate number
0980-1963-0394-9940-9080

Viewings

Available by prior appointment via sole agents Linays;

Contact:
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