

# DARTFORD

9 COPPERFIELDS CENTRE, SPITAL STREET  
DA1 2DE

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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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>
<b>Total:</b>	<b>419sq.ft</b>	<b>38.9sq.m</b>

## 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 **£15,000 (Fifteen Thousand 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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