

# DARTFORD

46-48 WEST HILL

DA1 2EU

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**FREEHOLD FOR SALE - MIXED-USE INVESTMENT WITH LARGE REAR YARD**

## Location

Dartford is the principal town within the Borough of Dartford, Kent and a popular residential suburb located approx. 29 km southeast of Central London.

The town is well connected by road, situated approx. 2.5 km from the intersection of the A2 and M25 Motorway providing direct access to the Blackwall and Rotherhithe tunnels. Dartford Rail Station is approx. 0.58 km distant, providing regular, direct trains to Central London and surrounding areas.

The subject property is situated within close proximity to Dartford Town Centre and High Street, which provides a range of amenities and national tenants, plus The Orchards Shopping Centre.



## Description

The subject property comprises a detached, two-storey building of brick construction beneath a pitched roof. Such is arranged to provide a ground floor dental surgery let on an FRI lease, plus four flats (one of which is sold off on a long leasehold basis subject to a ground rent income).

The property benefits from a front forecourt and rear yard/car parking area. It is considered that the property holds potential to be extended/redeveloped, subject to all necessary consents.

## Accommodation

(with approximate dimensions and floor areas)

### **46 – Ground Floor Dental Surgery**

Total Net Internal Area: 726 sq ft (67.47 sq m)

### **46A – Ground Floor Flat**

Gross Internal Area: 395 sq ft (36.70 sq m)

### **48 (Flat 1) – First Floor Flat (sold off on long lease)**

Gross Internal Area: 551 sq ft (51.22 sq m)

### **48 (Flat 2) – First Floor Flat**

Gross Internal Area: 221 sq ft (20.48 sq m)

### **48 (Flat 3) – First Floor Flat**

Gross Internal Area: 436 sq ft (40.51 sq m)

## Price

We invite offers in excess of **£575,000 (Five Hundred and Seventy-Five Thousand Pounds)** for our client's Freehold Interest, subject to the tenancies set out herein.

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

## Tenancies

### 46 – Ground Floor Dental Surgery

FRI lease granted to Candlelight Consultants Limited for a term of 15 years commencing on 3<sup>rd</sup> October 2022 at a passing rent of **£15,000 per annum exclusive**. No break clauses, rent review at the 8<sup>th</sup> anniversary of the term commencement.

### Flat 46A (Ground Floor)

Subject to an Assured Shorthold Tenancy at a current rent of **£750 PCM**.

### 48 – Flat 1 (First Floor) – Sold Off

Sold off on a long leasehold basis for a term commencing June 1988, expiring June 2177 subject to a ground rent income.

### 48 – Flat 2 (First Floor)

Subject to an Assured Shorthold Tenancy at a current rent of **£750 PCM**.

### 48 – Flat 3 (First Floor)

Subject to an Assured Shorthold Tenancy at a current rent of **£850 PCM**.

**Total Gross Income: ..... £43,400 per annum**

## VAT

We have been advised by our clients that the property is **not** elected for VAT.

## Legal Costs

Each party to be responsible for the payment of their own legal and professional fees.

## Commercial Energy Performance Certificate

Photay & Associates Dental Surgery 46 West Hill DARTFORD DA1 2EU	Energy rating <b>D</b>	46a, West Hill DARTFORD DA1 2EU	Energy rating <b>D</b>
Valid until 13 April 2029	Certificate number 9403-3064-0117-0600-0491	Valid until 13 April 2029	Certificate number 9998-8066-7244-6731-9994
Flat 1 48, West Hill DARTFORD DA1 2EU	Energy rating <b>D</b>	FLAT 2 48 WEST HILL DARTFORD DA1 2EU	Energy rating <b>C</b>
Valid until 13 April 2029	Certificate number 8701-4993-1929-3697-2413	Valid until 8 April 2031	Certificate number 0112-1006-7204-5709-2200
Flat 3 48, West Hill DARTFORD DA1 2EU	Energy rating <b>E</b>		
Valid until 13 April 2029	Certificate number 0517-2829-7345-9491-4545		

## Tenant Information

We have carried out a Creditsafe company report on Candlelight Consultants Ltd (09938755) which indicates a risk score of 83, described as 'Very Low Risk'.

## Viewings

Block viewings available by prior appointment via Sole Agents:



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