

# DARTFORD

11-27 HYTHE STREET

DA1 1AB

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

**01689 875 511**

**RETAIL/CLASS E PREMISES FORMING PART OF A NEW MIXED USE SCHEME  
APPROX. 3,988 SQ.FT / 370 SQ.M | TOWN CENTRE LOCATION**



## Location / Description

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. 0.3 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 town centre close to the junction with Spital Street and High Street where a number of improvements have been carried out as part of the Dartford town centre redevelopment scheme.


The premises are arranged over ground floor level benefitting from extensive frontage onto Hythe Street. Rear yard access is available via Suffolk Road. Internally the layout is predominantly open plan and the property is effectively in shell condition ready for an occupier to fit out to their preferred specification.

## Accommodation

(with approximate net internal areas)

Floor Area (Gross):    3,988 sq.ft    370.6 sq.m

Ref: MC/5458

Terms	Planning
<p>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 <b>£54,000 (Fifty Four Thousand Pounds)</b> per annum exclusive, payable quarterly in advance.</p>	<p>We understand the property falls under Class E of the Town &amp; 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 &amp; extraction). All of the above uses are subject to Landlord's approval. Interested parties are advised to make their own enquiries with The Borough of Dartford Planning Department.</p>
Rating Assessment	CEPC
<p>We understand from the Valuation Office Agency (VOA) website that the ratable value from 1<sup>st</sup> April 2023 is £TBA. Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p>	<p>Awaited.</p>
VAT	
<p>The property is elected for VAT.</p>	Further Information
	<p>Available via sole agents:</p> <div data-bbox="943 1394 1271 1608" style="text-align: center;"><p><b>LINAYS</b> COMMERCIAL 26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416 <b>01689 875 511</b></p></div> <p>Contact: Mandeep Cheema <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>

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