

DARTFORD

74-76 HIGH STREET

DA1 1DE

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – TOWN CENTRE FORMER PUBLIC HOUSE/RESTAURANT/CAFE

Location

Dartford is the principal town within the Borough of Dartford and located 20 miles South-East of Central London. The town enjoys good trunk road connections being approx. one mile from the intersection of the A2/M25 motorway. Dartford Train Station is a short distance away providing direct regular services to Central London. The property is well located on the south side of pedestrianized High Street close to the Orchard Shopping Centre/Theatre and benefitting from good levels of footfall. Occupiers close by include Iceland, HSBC, Santander, WH Smith, and Savers amongst others.

There is a public (pay and display) car park in Market Street where bus services are also accessible.



Accommodation

(with approximate dimensions and floor areas)

Current Approx Floor Areas

Ground Floor:	5,640 sq ft	507.2 sq m
First Floor:	1,475 sq ft	137 sq m
Total Floor Area:	8,500 sq ft	789 sq m

Description

The property currently comprises a substantial building arranged on ground and first floors with the further benefit of a rear yard and storage area plus an outside pub/dining facility. The property has recently traded as a bar, restaurant and café and offered, at ground floor level, a principally open plan retail or restaurant/bar area leading to the external yard and seating area. The first floor currently comprises a one-bedroom flat plus ladies/gents' cloakroom facilities, security room, kitchenette and cloakroom. Our clients are now considering various development options which would create further residential units at the rear and to the rear of the property retaining a commercial floor space of between 2,500 sq ft (232.2 sq m) and 4,000 sq ft (393.18 sq m). At this stage our clients are flexible as to commercial floor space and are happy to consider alternative uses other than catering.

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

Terms

The entire premises are to be let upon a new effectively full repairing and insuring lease at terms to be agreed. Rents to be paid quarterly in advance.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £19,461 (2025/2026 assessment). Interested parties are strongly advised to check the actual rates liability with the Local Authority directly. Prospective purchasers or tenants should make their own enquiries.

VAT

We are advised by our clients that VAT **will be** payable upon the rental under current legislation.

Town Planning

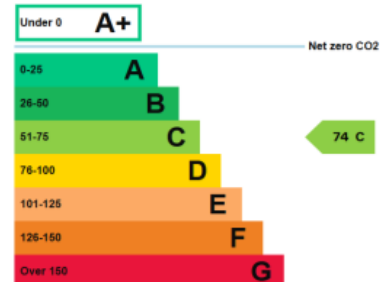
We are advised by our clients that Planning Permission was originally granted in 1999 for conversion from shop to a Public House which has remained the use for some years. Our clients are now, as stated above, considering their development options and will be submitting planning enquiries and a Planning Application to incorporate new residential units within and adjacent to the existing building. At this stage our clients may be able to incorporate specific tenant requirements, subject to the necessary legal agreements.

Commercial Energy Performance Certificate

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	670 square metres

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Viewings

Available by prior appointment via Linays Commercial Limited.



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