

# DARTFORD

74-76 HIGH STREET

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**LINAYS**  
COMMERCIAL

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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 approximately 1 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 the pedestrianised 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, Savers amongst many others.

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



### Accommodation

(approximate gross internal 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

Comprises a substantial building arranged on ground and first floors with the further benefit of a rear yard and storage area which could, subject to appropriate consents, be utilised to provide an external dining area. The property previously traded as a bar, restaurant and café and offers 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.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or 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	Commercial Energy Performance Certificate
<p>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.</p>	 <p><b>Energy rating and score</b> This property's energy rating is C. Under 0 <b>A+</b> Net zero CO2 9-26 <b>A</b> 26-40 <b>B</b> 41-75 <b>C</b> 76-100 <b>D</b> 101-125 <b>E</b> 126-150 <b>F</b> Over 150 <b>G</b> 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.</p>
Rating Assessment	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £19,461 (2025/26 assessment). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly. Prospective purchasers or tenants should make their own enquiries.</p>	<p><b>Viewings</b> Strictly by prior appointment via Linays Commercial Limited.</p>
VAT	 <p>Contact: Adrian Tutchings Email: <a href="mailto:commercialproperty@linays.co.uk">commercialproperty@linays.co.uk</a></p>
<p>We are advised by our clients that VAT <b>will not</b> be payable upon the rental under current legislation.</p>	