

FREEHOLD FOR SALE – MIXED-USE INVESTMENT

60-70A Top Dartford Road, Swanley BR8 7SQ

Extensive Site with Asset Management & Value-Add Potential

DESCRIPTION

A rare opportunity to acquire a mixed-use freehold site, comprising a combination of commercial and residential buildings within an established suburban area. The site extends to approx. 0.32 acres and incorporates the following properties:

- **60 Top Dartford Road** – Ground floor workshop currently let on unknown terms, at a passing rent of £700 PCM. GIA: 792 sq ft.
- **62 Top Dartford Road** – First floor 2-bedroom flat subject to vacant possession. GIA: 748 sq ft plus terrace.
- **64 Top Dartford Road** – 3-bedroom house subject to vacant possession. GIA: 1,159 sq ft plus garden.
- **66-68 Top Dartford Road** – Vehicle repair workshop with sales forecourt subject to a FRI lease (holding over) at a passing rent of £24,000 per annum exclusive. GIA: 1,707 sq ft plus forecourt.
- **70 Top Dartford Road** – 3-bedroom house currently let on unknown terms at a passing rent of £850 PCM. GIA: 1,156 sq ft plus garden.
- **70A Top Dartford Road** – Ground floor residential unit, fire damaged, subject to vacant possession. GIA: 195 sq ft.

LOCATION

The site occupies a prominent roadside position upon Top Dartford Road (B258), approximately 2.5 km north of Swanley Town Centre and Rail Station.

The situation is well connected by road, with the M25 London Orbital Motorway (Junction 3) accessible approximately 2.5 km to the south.

VAT

We understand the site is not elected for VAT.

AML

A successful bidder will be required to provide information to satisfy Anti-Money Laundering requirements.

EPC

TBC – Reports commissioned.



PRICE

Guide Price: £950,000 (Nine Hundred and Fifty Thousand Pounds) for the benefit of our client's Freehold Interest, subject to existing tenancies.

70A Top Dartford Road
Single Residential Unit (Vacant)

70 Top Dartford Road
3-Bedroom House (£850 PCM)

64 Top Dartford Road
3-Bedroom House (Vacant)

62 Top Dartford Road
First Floor 2-Bed Flat (Vacant)

66-68 Top Dartford Road
Car Repair Garage & Forecourt
Subject to Lease at £24,000 pax

Available Separately - 1A Plantation Road
4-Bedroom House (Vacant). All enquiries
should be made via:
Robinson Jackson Swanley Estate Agents
01322 666 444

60 Top Dartford Road
Ground Floor Workshop (£700 PCM)



VIEWINGS

Strictly by prior appointment via Sole Agents:



Contact: Toby Allitt MRICS
Tel: 01689 875 511
Email: ta@linays.co.uk

NOTES

Please note this property is being sold by Executors, who have limited knowledge of the site and tenancies. Therefore, neither they nor any person acting on their behalf will be in a position to provide replies to pre-contract enquiries. The property is to be sold as seen and buyers are required to rely on their own searches.