

# LOCK UP SHOP TO LET

740 sq.ft / 68.82 sqm

DARTFORD TOWN CENTRE

51 HIGH STREET DARTFORD KENT DA1 1DS



**020 8506 9900**

[www.countrywidecomm.co.uk](http://www.countrywidecomm.co.uk)

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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<b>Description</b>	The premises comprise largely open plan ground floor retail accommodation with self-contained storage facilities on the first and second floors. There is rear vehicular/loading access to the rear of the premises from Market Street.		
<b>Location</b>	The unit is located in a prime location adjoining <b>Iceland</b> and <b>KFC</b> . Other multiple retailers nearby include <b>Savers, Rymans Stationers, WH Smith, Peacocks</b> and <b>Primark</b> .		
<b>Floor Areas</b>	Internal Frontage	4.0m	13'2"
	Return frontage	2.57m	8'5"
	Shop depth (av)	18.60m	61'0"
	<b>Retail sales area</b>	<b>68.82 sqm</b>	<b>740 sq.ft</b>
	<b>N.b</b> there is also 1 <sup>st</sup> & 2 <sup>nd</sup> floor storage (458 sq.ft & 490 sq.ft) available by way of a separate rental agreement.		
<b>Terms</b>	By way of a new Fri lease		
<b>Rent</b>	Offers are sought in the region of <b>£18,000 pax</b>		
<b>Rates</b>	Rateable Value £12,250 Uniform Business Rate 49.1p in the£ Rates payable for a full year 2019/20 <b>£6,014.75</b>		
	However Small Business Rates Relief applies to Properties with Rateable Values between £12,000 and £15,000. Prospective Tenants should make their own enquires with Dartford Borough Council 01322 343434		
<b>Legal Costs</b>	Each Party to bear their own legal costs. In the event of a letting the proposed Tenant will be required to give an undertaking to meet the Landlords' reasonable abortive legal costs should the proposed Tenant withdraw for any reason.		
<b>Viewings</b>	<b>Strictly via agents</b> <b>Countrywide Commercial (UK) Ltd</b> <b>020 8506 9000</b>		