

## To let

1-2 Spital Street, Dartford, Kent, DA1 2DE



### Location

The premises are located in Dartford, a town in Kent, which lies 7 miles west of Gravesend, 11 miles east of Bromley and 17 miles south east of Central London. Dartford train station is considered to be a major interchange on the South-eastern network with regular services into Charing Cross, Cannon Street, London Bridge and Victoria. Nearby occupiers include WH Smith, Holland & Barrett, Bonmarche and Warren James.

### Accommodation

The demise comprises of the ground and first floors. The property provides the following approximate net internal floor areas:

Ground floor:	265.61 sq m	2,859 sq ft
First floor:	253.34 sq m	2,727 sq ft
Total:	518.95 sq m	5,586 sq ft

### Lease

The premises are available on an assignment of the existing lease, expiring on 24/03/2020. Alternatively a sub-lease may be available.

### Rent

£67,000 pax.

### Business Rates

We understand that the property is assessed as follows:

**Rateable Value:** £28,000

**UBR (2018/19):** £0.48

**Rates Payable:** £13,440

Interested parties should make their own enquiries with the Local Authority to verify this information.

### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

The Energy Performance Asset Rating is E. A certificate can be made available upon request.

### VAT

VAT, if applicable will be charged at the standard rate.

For further information please contact:

#### Max Collett

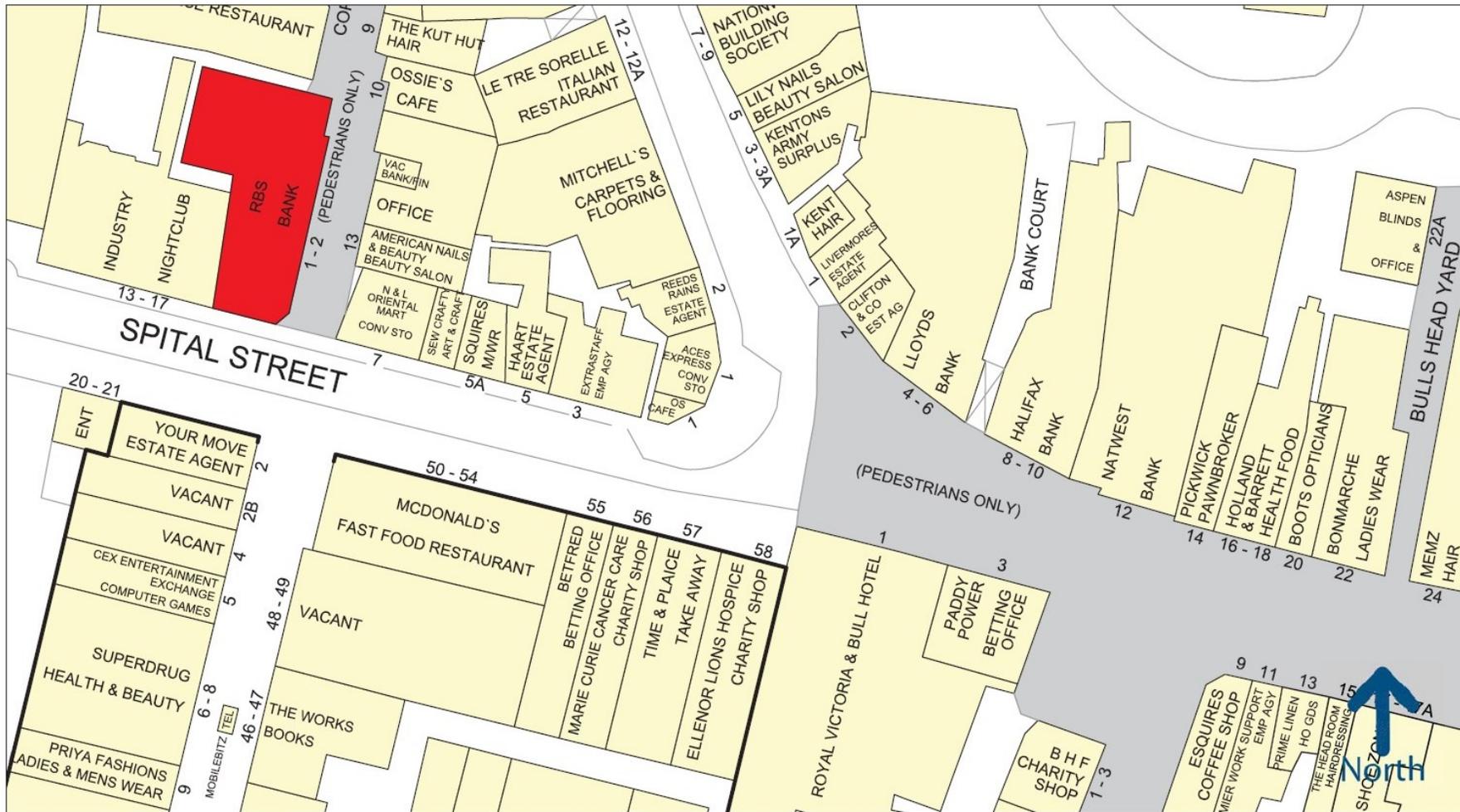
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Experian Goad Plan Created: 11/09/2018



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