



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**Unit B, Banks Place, Market Place**

**Dartford, DA1 1EX**

**£1,584 Per Calendar Month Plus VAT**



- Ground Floor Shop To Let
- Measuring 874 SqFt
- 'E' Class Business Use
- WC
- Dartford Town Centre
- Paid Car Parks Nearby
- Kitchenette
- Display Window onto Market Place

**TO LET**

£1,583.34 Per Calendar Month (£19,000 Per Annum) Plus VAT

**SERVICE CHARGE**

Currently £602.56 pa plus VAT

Includes: external repairs, decoration, maintenance and management, of the communal areas.

**LOCATION DESCRIPTION**

Located in Dartford town centre close to Dartford Central Park, in the newly developed Market Street area. Dartford High Street the Priory shopping centre and the Orchard shopping centre are in close proximity. Market place is know for its professional services with an array of local solicitors and estate agents. Dartford has fantastic transport links to London via train and the M25 is only 1.3 miles away. There are many council managed car parks locally that offer monthly parking from £60pcm, check with Dartford Borough Council for current pricing.

**PROPERTY DESCRIPTION**

A ground floor retail unit with a display window onto market street, currently being used as an office, measuring a total of 874 SqFt. Comprising: Sales area/ Open plan office, Office/ Boardroom, Kitchenette & WC

**CURRENT CLASS OF BUSINESS USE**

The current class of business use is an 'E' Category Use. Interested parties are advised to seek clarification of permitted use from the local authority.

**CURRENT BUSINESS RATES**

The Valuation Office website shows a current rateable value of £20,750 per annum which normally means that between 40% to 50% of this figure is payable. Interested parties are advised to seek clarification from the local authority, Dartford Borough Council.

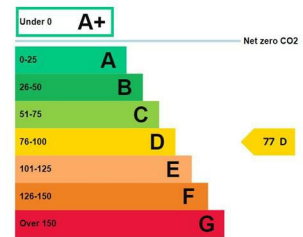
**AGENTS NOTE**

Ingoing tenants to pay a referencing fee of £150 Including VAT

**Floor Plan**



**Energy Efficiency Graph**



**Viewing**

Please call our Commercial Department on (01474) 369368 or Email: [commercial@sealeys.co.uk](mailto:commercial@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

**Sealeys Walker Jarvis**  
**184 Parrock Street**  
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**www.sealeys.co.uk**



Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.