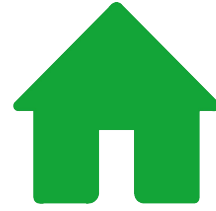


OUTLET RESIDENTIAL



The Brent Dartford DA2 6DE

- Available immediately
- Ground floor
- Prominent shopfront
- 59 sqm
- Close to Dartford Crossing
- A1 use
- Parking for several vehicles
- Busy thoroughfare
- Kitchen
- Dartford station seven minutes drive away

£1,000 Per Month

The Brent

Dartford DA2 6DE



Available immediately to rent is this ground floor commercial unit with off road parking for several vehicles and A1 use on The Brent in Dartford.

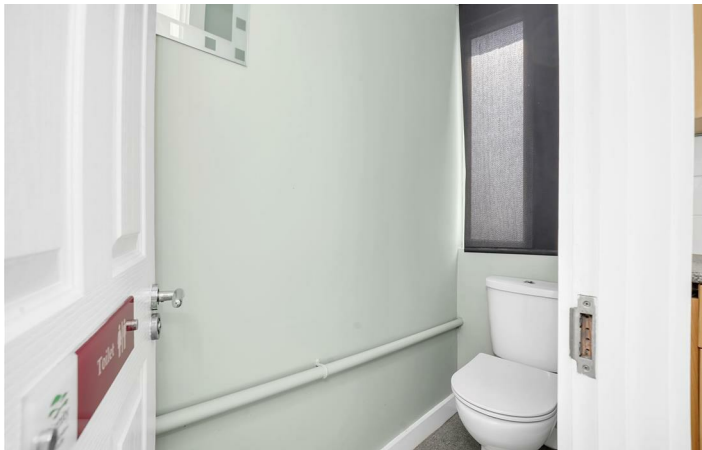
The 59 sqm property occupies a corner plot where The Brent meets Brent Way opposite WJ King Peugeot car dealership and which is a busy thoroughfare in a predominantly residential area close to the Dartford Crossing and a seven minute drive from Dartford (Thameslink and Southeastern services) station.

A residential property with it's own entrance exists on the first floor of the building and which comes with one parking space but there are no shared areas of the property.

The class A1 use is most common for shops and general retail however it also covers post offices, sandwich bars, hairdressing salons, travel agents, funeral directors, dry cleaners and hire shops.

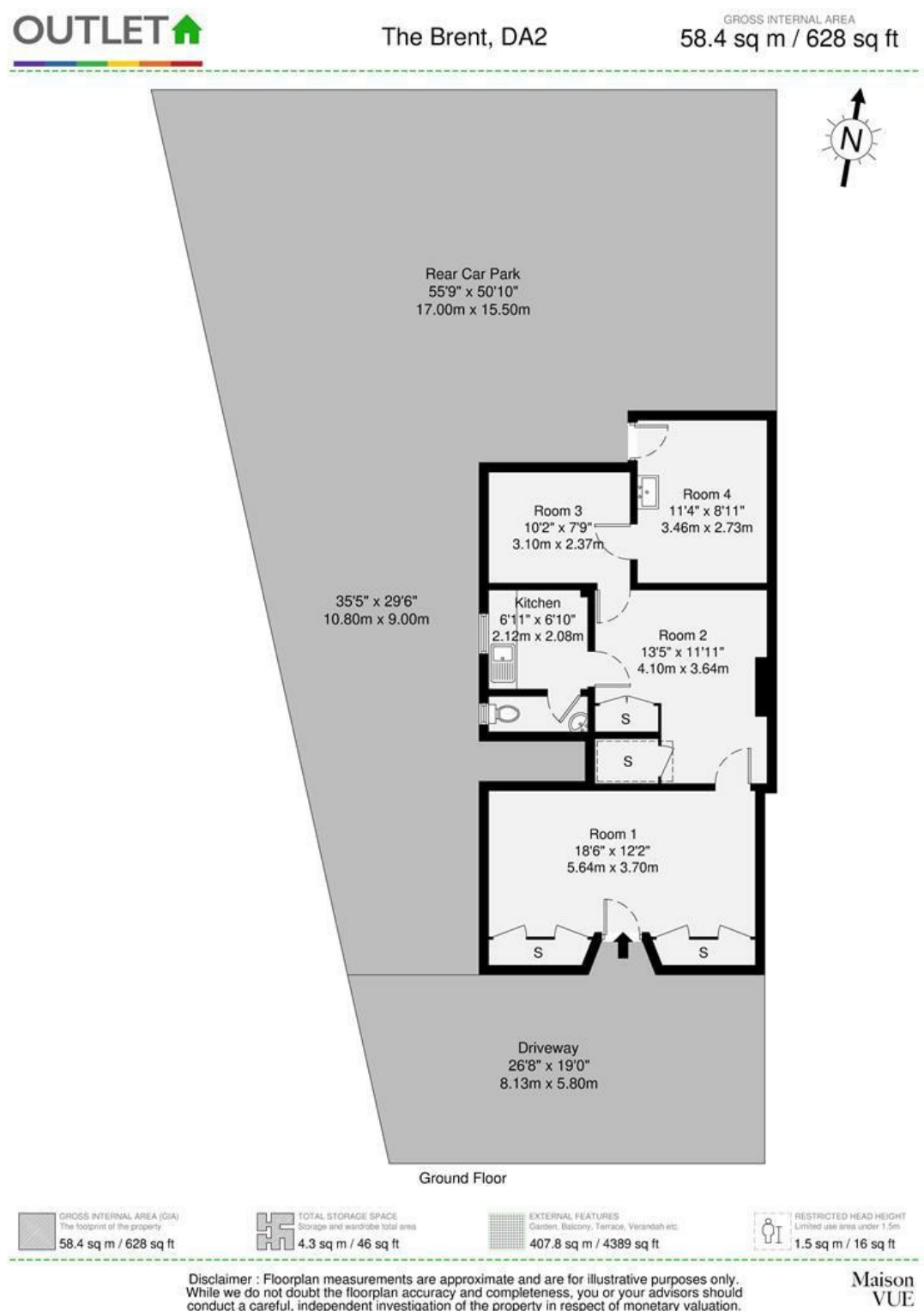


[Directions](#)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		