

# HUMMERSTONE & HAWKINS

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## DARTFORD SHOP TO LET



DOUBLE FRONTED 'E' CLASS  
PREMISES TO LET.

TOTAL FLOOR AREA OF APPROX.  
39.843SQ M / 429SQ. FT.

PROPERTY INCLUDES  
BASEMENT STORAGE.

HIGH VOLUME OF VEHICULAR  
PASSING TRADE.

SHORT WALK OF TOWN CENTRE  
& TRAIN STATION.

AVAILABLE ON NEW LEASE  
TERMS.

**25 WEST HILL**

**DARTFORD**

**DA1 2EL**

**Tenure: TO LET**

**Rental: £11,000 pa**

**Hummerstone & Hawkins**  
**Tel: 0208 303 1061**

**LOCATION:**

West Hill is a busy road carrying traffic to and from Dartford and the subject property is located within walking distance of the town centre where there are a number of multiple operators together with independent and specialist retailers.

West Hill is subject to parking restrictions but there is ample 'pay & display' and side road parking close by.

Dartford has its own Network Rail station is well served by bus routes and has excellent road links to the A2 which connects to the M25, the Dartford Crossing and M2.

**DESCRIPTION:**

A double fronted 'E' class premises forming part of a fairly sizable 3 storey building which up until earlier this year had for many years been trading as a printing shop. The premises have now become available to let following the previous tenant's decision to relocate their business.

A unique opportunity comprising of two lock up premises providing a double frontage out onto West Hill and which are connected by an entrance lobby. The lobby also has a door which leads down to the basement and access up to a toilet.

**APPROXIMATE MEASUREMENTS:**

Unit 1 - 23.438sq m / 252sq ft.

Unit 2 - 16.405sq m / 174sq ft.

**TENURE:**

The premises are being offered by way of a new full repairing and insuring lease for a minimum term of 5 years. The commencing rental is £11,000 per annum.

A rental deposit will be required subject to status.

**EPC:**

25 West Hill DARTFORD DA1 2EL		Energy rating <b>C</b>
Valid until <b>13 January 2032</b>	Certificate number <b>0036-8602-6000-0124-4271</b>	

**RATES:**

We understand from the VOA website that the premises has a rateable value is £8,100 per annum and would therefore qualify for small business rate relief. It is recommended for interested parties to make their own enquiries with Dartford Council.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent.**

**Hummerstone & Hawkins T: 0208 303 1061**

These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.