

# HUMMERSTONE & HAWKINS

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## FREEHOLD INVESTMENT FOR SALE



Mixed use property comprising a ground floor barbers and 2 bedroom flat.

Shop is held on a 15 year lease from 2020 at a rental at £16,000pa

2 bedroom flat arranged over upper floors – Projected rental C. £1,650pcm (£19,800pa)

Property includes rear garden, shed plus a garage.

Good transport links with easy access to A2 / Dartford Crossing.

Viewing is highly recommended.

**71 & 74 WATCHGATE**

**DARENTH**

**DA2 7JY**

**Terms: FOR SALE**

**Asking Price: £475,000**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Darenth is a delightful village within the Dartford District. The village is located some 3 miles south – east of Dartford town centre.

The busy B260 runs through the village and provides easy access to the nearby M25 where it connects with the Dartford Crossing and the A2.

The subject property forms part of a small village shopping centre with other businesses including a beauty salon, Co-op supermarket, a Londis and a fish and chips takeaway.

**DESCRIPTION:**

The subject property is comprised of a ground floor retail unit and a singular residential unit at first and second floor levels.

The current use of 71 Watchgate is as a barbers.

There is a front parking area for customers, and we understand that the premises has a small forecourt.

The property includes a rear garden, a shed plus garage.

The subject flat at first and second floor levels is accessed via a rear right of way.

**INTERNAL DETAILS:**

71 Watchgate - A glazed frontage incorporating a single entrance door leads into a main retail area housing along one wall 4 cutting stations. Behind is a storeroom plus a tea making area and toilet.

Approximate measurements: Floor area of C. 400sq ft.

74 Watchgate - Access is via an external staircase at the rear of the building. A private entrance door leads into an entrance hall. To your left is a doorway to a fitted kitchen and immediately in front is access into the lounge which has an open view to the front plus stairs which lead up to the second floor. Arranged over the upper floor are 2 bedrooms plus a shower room.

Approximate measurements: Kitchen - 106sq. ft. Lounge - 281sq. ft. Bed 1 - 191sq ft.  
Bed 2 - 88sq ft. Shower room 56sq ft.

**TERMS:**

71 Watchgate: We understand is held on a 15 year lease from 2020 at a passing rental of £16,000 per annum.

74 Watchgate: Owner occupied. The vendors will be vacating upon completion.

We have spoken to a local agent who advised that in their opinion the rental for 74 Watchgate would be in the region of £1,650pcm. Interested applicants are strongly advised to speak to local agents confirm the rental.

We are given to understand that the property is freehold.

**EPC:**

71 Watchgate has an EPC rating of C.

74 Watchgate has an EPC rating of C.

**RATES:**

We understand that the business rates are the responsibility of the tenants.

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.

**LEGAL COSTS:**

Each party is to be responsible for their own legal cost.

**VIEWING ARRANGEMENTS:**

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

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Lounge



Kitchen



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