

HUMMERSTONE & HAWKINS

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DARTFORD - FREEHOLD OPPORTUNITY FOR SALE



E Class premises being sold with vacant possession.

Flat arranged over upper floor sold on a long lease.

Property includes a useful rear garden area of c.940sq ft.

Main trading area of c. 70sq m / 757sq ft.

Rear may be suitable for development (stpp)

Fronting main road that connects Dartford and Crayford.

82 – 84 Dartford Road

Dartford

DA1 3ER

Tenure: FREEHOLD

Asking Price: £300,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property occupies a prominent position on the well-established Dartford Road (A226), one of the principal routes linking the towns of Dartford and Crayford. This busy arterial road benefits from a high volume of passing vehicular traffic and regular pedestrian activity, making it an attractive trading location for a ground-floor retail unit.

The surrounding area comprises predominately of residential housing plus local independent retailers and a petrol forecourt, providing a strong local customer base. The property also benefits from excellent accessibility to the wider area, with Dartford town centre located approximately 1 mile to the east, offering an extensive range of shopping, leisure, and public services.

Transport links are excellent, with regular bus services operating along Dartford Road and Dartford Railway Station which is located within the town centre providing frequent services to London and destinations across Kent. Road communications are particularly convenient, with easy access to the A2, A206, M25 (Junction 1A), and the Dartford Crossing, facilitating travel throughout the south east and into London.

DESCRIPTION:

This mixed-use property comprises an E Class commercial premises on the ground floor, together with a self-contained flat above, which has previously been sold on a long lease.

The property benefits from a rear garden/yard area, which has historically been used in connection with the operation of the ground floor business.

The commercial premises and rear yard are offered for sale with vacant possession, as the business is relocating to alternative premises.

APPROXIMATE MEASUREMENTS:

Main trading area: 70sq m / 757sq ft.

Kitchen: 2sq m / 22sq ft.

Rear garden/ Yard: 88sq m / 940sq ft.

ASKING PRICE:

Offers are invited from an asking price of £300,000.

TERMS & TENURE:

The ground floor commercial unit is being sold with vacant possession.

The flat has previously been on a long lease.

The property is said to be freehold.

VAT:

We understand that the property is not elected for VAT.

EPC:

The premises has an EPC rating of D (Ending 2036)

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £14,000 We would still advise all interested parties to make their own relevant enquiries with council and to confirm the actual rates payable.

PLANNING:

We understand that the premises falls within the E User Class and therefore it is considered that it can be used for a variety of businesses that fall under this class including retail, office, restaurant, medical etc. We would recommend and it is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

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](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.