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**DARENTH ROAD
DARTFORD**

£400,000

Mixed-use investment opportunity comprising a ground floor commercial unit with a two bedroom flat above.

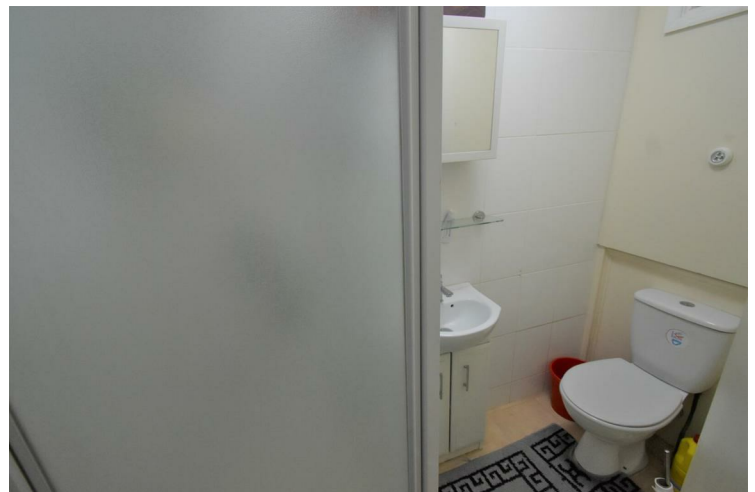
Commercial unit currently let at £3,950 per quarter (£15,800 pa). The flat is vacant and was previously let at £1,375 pcm (£16,500 pa).

Benefits from front parking, rear garden and separate utilities.

Asking Price: £400,000

Potential Income: £32,300 pa

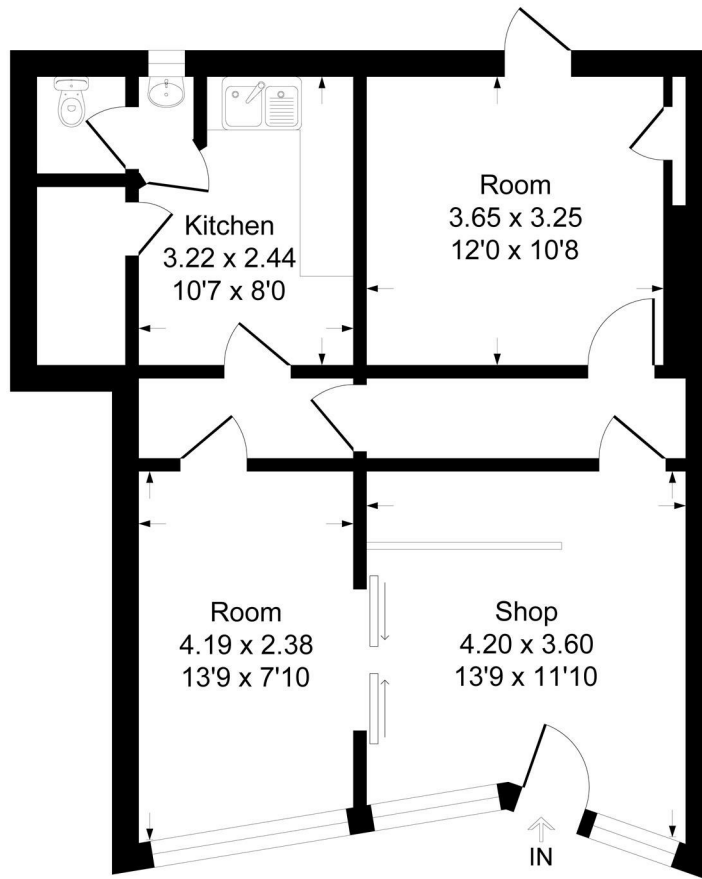
Gross Yield: 8.08%





Darenth Road, Dartford, Kent, DA1

Approximate Gross Internal Area = 54.9 sq m / 591 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



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

EPC Rating: **Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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