



PRIME HIGH STREET SHOP

TO LET


22 HIGH STREET DARTFORD KENT DA1 1BY

DESCRIPTION

The property comprises a fully fitted ground floor lock up shop. The upper floors will not be included. The Landlords intend to convert the upper floors into residential accommodation.

LOCATION

The property is situated in a prime retail trading position in the pedestrianised part of the High Street in close proximity to number of multiple and local retailers.

FLOOR AREAS	<table border="0"> <tr> <td>Internal frontage</td> <td>7.50 m</td> <td>24'6"</td> </tr> <tr> <td>Built Depth</td> <td>28.40 m</td> <td>93'2"</td> </tr> <tr> <td>Ground floor area</td> <td>156.79 sq m</td> <td>1688 sq ft</td> </tr> <tr> <td>Basement</td> <td>Not measured</td> <td></td> </tr> </table>	Internal frontage	7.50 m	24'6"	Built Depth	28.40 m	93'2"	Ground floor area	156.79 sq m	1688 sq ft	Basement	Not measured	
Internal frontage	7.50 m	24'6"											
Built Depth	28.40 m	93'2"											
Ground floor area	156.79 sq m	1688 sq ft											
Basement	Not measured												
LEASE TERMS	The property is to be let on a Full Repairing and Insuring Lease for a term to be agreed.												
RENT	£38,000 per annum exclusive												
RENT DEPOSIT	A rent deposit may be required subject to status												
RATEABLE VALUE	Rateable Value: to be reassessed (anticipated to be in the region of £37,000 Uniform Business Rates 49.1p in the £												
ENERGY PERFORMANCE CERTIFICATE													
VAT	VAT not applicable												
LEGAL COSTS	The proposed Tenant will be required to give an undertaking to meet the Landlord's abortive legal costs should the proposed Tenant withdraw from the transaction once Solicitors are instructed to prepare the draft lease. This will entail lodging a deposit with the Landlord's Solicitors.												
VIEWING	Strictly by appointment through Agents Robert Ingram & Co 01322 288254												

Interior

