



TOWN CENTRE SHOP

TO LET

PROMINANT POSITION OPPOSITE MACDONALDS

3 SPITAL STREET DARTFORD KENT DA1 2DJ

01322 288254 • WWW.COBBSPROPERTY.CO.UK • 17 SPACE BUSINESS CENTRE, KNIGHT ROAD, STROOD, KENT, ME2 2BF

Cobbs Property Services Limited for themselves and for the Vendors or Lessors of this property whose agents they are, give notice that: i) The particulars are set out as a general outline only for guidance of intended Purchasers or lesser and do not constitute nor constitute part of an offer of contract. ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) It must be pointed out that any reference to fixtures and fittings, appliances and services have not been tested by the agents and any prospective purchaser or tenant should arrange for the necessary tests to satisfy themselves, to ensure working order. iv) No person in the employment of Cobbs Property Services Limited has the authority to make or give representation or warranty whatever in relation to this property.

DESCRIPTION	The premises comprise open plan ground floor retail shop with fully glazed shop front and suspended ceiling and lighting.																		
LOCATION	The unit is located in an excellent Town Centre trading position opposite Macdonalds and close to the entrance to the Priory Shopping Centre.																		
FLOOR AREAS	<table> <tr> <td>Internal frontage</td> <td>4.68 m</td> <td>15'4"</td> </tr> <tr> <td>Shop depth</td> <td>8.07 m</td> <td>26'6"</td> </tr> <tr> <td>Retail Sales Area</td> <td>38.84 sq m</td> <td>418 sq ft</td> </tr> <tr> <td>Rear Office</td> <td>7.08 sq m</td> <td>76 sq ft</td> </tr> <tr> <td>Rear kitchen and wc</td> <td>-</td> <td>-</td> </tr> <tr> <td>Basement</td> <td colspan="2">To be discussed</td> </tr> </table>	Internal frontage	4.68 m	15'4"	Shop depth	8.07 m	26'6"	Retail Sales Area	38.84 sq m	418 sq ft	Rear Office	7.08 sq m	76 sq ft	Rear kitchen and wc	-	-	Basement	To be discussed	
Internal frontage	4.68 m	15'4"																	
Shop depth	8.07 m	26'6"																	
Retail Sales Area	38.84 sq m	418 sq ft																	
Rear Office	7.08 sq m	76 sq ft																	
Rear kitchen and wc	-	-																	
Basement	To be discussed																		
LANDLORD'S WORKS	The Landlords are currently converting the first floor (not included) into residential flats and self containing the adjoining ground floor retail unit No 3a (to be made available later in the year). Some alterations to No3 are to be undertaken to provide self contained access the existing rear kitchen and wc.																		
LEASE TERMS	The premises are to be let on an effective full repairing and insuring lease for a term to be agreed.																		
RENT	£22,000 per annum exclusive subject to review at four yearly intervals																		
RATES	To be reassessed																		
RENT DEPOSIT	A rent deposit may be required subject to status																		
EPC	Energy Performance Rating E104 but subject to reassessment on completion of works																		
LEGAL COSTS	Each Party will be responsible for their own legal costs. However, the proposed Tenants will be required to give an undertaking to meet the Landlord's reasonable abortive legal costs should the proposed Tenants withdraw from the transaction after the Landlord's Solicitors have been instructed.																		
VIEWING	Contact Robert Ingram of Cobbs Property Services 01322 288254 or 07836 345061																		
REF: DR/DN/AN																			