



FREEHOLD SHOP

FOR SALE WITH VACANT POSSESSION

PRIME TOWN CENTRE LOCATION

13 LOWFIELD STREET DARTFORD KENT DA1 1EN

DESCRIPTION	The Property comprises a four storey building consisting of retail accommodation on the ground floor, which was extended in the 1980s and storage/offices above. The current use falls within Class E of the Town and County Planning Use Classes Order.		
LOCATION	The Property is located in prime location close to the entrance to the Priory Shopping Centre and forms part of the Town Centre pedestrianised area yet visible from the busy Ring Road. Hinds Jewellers adjoin and KFC are nearby.		
FLOOR AREAS	Internal frontage	4.45 m	14'7"
	Built Depth	16.85 m	55'9"
	Retail sales area	70.39 sq m	758 sq ft
	First Floor	33.15 sq m	357 sq ft
	Second and Third floors	47.44 sq m	511 sq ft
	Total	150.98sq m	1626 sq ft
	Rear loading and parking: There is a right to use the Priory Shopping Centre goods lifts which are located at the rear of the Property. The lifts are accessed via the ramp to the first level parking area above the Centre. There is also the right to park one vehicle.		
PRICE	Offers are invited in the region of £495,000 for the Freehold interest with the full vacant possession.		
PLANNING	Planning Consent was granted in 2014 under ref DA/14/00263/FULL subject to conditions for the erection of a first floor rear extension and creation of entrance at rear ground floor level to provide 1x3Bed flat at first floor and 1 x2 bed maisonette on 2 nd and 3 rd floors with terraced areas on 1 st and 2 nd floors and associated alterations to elevations. Although condition approvals were obtained in 2017 the original Planning Approval has now expired so a full Application will need to be resubmitted. Purchasers must make their own enquiries with Dartford Borough Council Planning Department 01322 343434		
RATES	Rateable Value	£16,000	Uniform Business Rate 0.49 p in the pound
	Rates payable pa	£7,840	Prospective Tenants should check the position with Dartford Borough Council (Business Rates) 01322 343434
EPC	The Property has an Energy Performance rating of E104		
LEGAL COSTS	Each Party will be responsible for their own legal costs.		
VIEWING	Contact Robert Ingram of Cobbs Property Services 01322 288254 or 07836 345061		
REF: NL/NA/AN			

