



SHOP UNITS TO LET

TO LET

CLIFFSIDE COURT WEST HILL DARTFORD KENT

DA1 2EF

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

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DESCRIPTION	A pair of modern lock up shop units forming part of a mixed use office and residential development on the periphery of the Town Centre. Unit A was previously used a café and includes existing fixtures and fittings. Unit B was previously used as a dispensing chemist, which has relocated nearby, but is still fully fitted.																														
LOCATION	The units are situated at the top of West Hill (A207) one of the main traffic routes into and out of Dartford Town Centre.																														
FLOOR AREAS	<table border="1"> <thead> <tr> <th>Unit No</th> <th colspan="2">Unit A</th> <th colspan="2">Unit B</th> </tr> </thead> <tbody> <tr> <td>Internal frontage</td> <td>7.66 m</td> <td>25'0"</td> <td>9.51 m</td> <td>31'2"</td> </tr> <tr> <td>Av shop depth</td> <td>4.7 m</td> <td>15'3"</td> <td>10.40 m</td> <td>34'1"</td> </tr> <tr> <td>Retail sales area</td> <td>33.83 sq m</td> <td>364 sq ft</td> <td>83.22 sq m</td> <td>896 sq ft</td> </tr> <tr> <td>Kitchen staff</td> <td>-</td> <td>-</td> <td>12.51 sq m</td> <td>135 sq ft</td> </tr> <tr> <td>Total</td> <td>42.76 sq m</td> <td>460 sq ft</td> <td>95.73 sq m</td> <td>1031 sq ft</td> </tr> </tbody> </table>	Unit No	Unit A		Unit B		Internal frontage	7.66 m	25'0"	9.51 m	31'2"	Av shop depth	4.7 m	15'3"	10.40 m	34'1"	Retail sales area	33.83 sq m	364 sq ft	83.22 sq m	896 sq ft	Kitchen staff	-	-	12.51 sq m	135 sq ft	Total	42.76 sq m	460 sq ft	95.73 sq m	1031 sq ft
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LEASE TERMS	The units are available on effective full repairing and insuring leases for a term to be agreed																														
RENT	Shop A £10,000 pa exc Shop B £22,500 pa exc																														
RATES	<table border="1"> <thead> <tr> <th>Unit No</th> <th>Unit A</th> <th>Unit B</th> </tr> </thead> <tbody> <tr> <td>Rateable Value</td> <td>£8,700</td> <td>£20,000</td> </tr> <tr> <td>Rates payable pa</td> <td>£4,341.30</td> <td>£9,980</td> </tr> </tbody> </table> <p>The uniform business rate, on which the rates payable are based, is currently 49.9p in the pound. However, unit A is subject to 100% single unit rates relief. Prospective Tenants should check the position with Dartford Borough Council (Business Rates) 01322 343434</p>	Unit No	Unit A	Unit B	Rateable Value	£8,700	£20,000	Rates payable pa	£4,341.30	£9,980																					
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RENT DEPOSIT	A rent deposit will be required. The amount required will be subject to status																														
EPC	Energy Performance Certificates are awaited.																														
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: DB/DU/AN																															

Unit A



Unit B

