

OF INTEREST TO OCCUPIERS/DEVELOPERS/INVESTORS

**FORMER DARTFORD CONSERVATIVE ASSOCIATION'S PRIVATE
MEMBER'S CLUB**

46-48 SPITAL STREET DARTFORD KENT DA1 2DT

FOR SALE FREEHOLD

**POTENTIAL FOR REDEVELOPMENT FOR HOTEL LIESURE OR RESIDENTIAL USE
SUBJECT TO PLANNING CONSENT BEING OBTAINED**

46-48 Spital Street Dartford Kent DA1 2DT

DESCRIPTION

The Property, occupied for many years by the local Conservative Association as their social and leisure club, comprises two lock up shops on the frontage, an imposing entrance hall, lounge area and bar, kitchen and a ballroom for 200 guests and cloakrooms on the ground floor.

There are further function rooms/offices and a snooker room on the first floor and a two bedroom flat on the second floor. There is an extensive basement for storage and bar equipment.

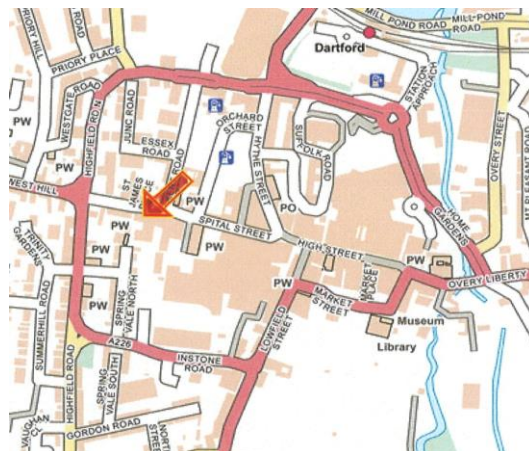


LOCATION

The Property is situated in the Town Centre in an established commercial location including retail office and leisure uses. Public transport (road and rail) are within walking distance.

Dartford has seen considerable regeneration in recent years with high rise residential developments and Town Centre improvements. Dartford has become a popular commuter area with fast rail services to London.

Dartford is strategically located at Junction 1b of the M25 providing access to the A2 M2 M20 Motorways and the River Crossing.



FLOOR AREAS

(Approximate)

Ground floor

	sq m	sq ft
** Lock up shop No 46a	24.10	260

Lock up shop No 48a	23.32	251
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Entrance hall, lounge, kitchen, toilets, ballroom	492.64	5303
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First floor

Function room, offices, snooker room, toilet	266.82	2872
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Second floor Flat

Living room, kitchen diner, two bedrooms, bathroom	68.61	739
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Basement	133.64	1439
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TOTAL	1009.13	10864
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PRICE

Offers invited in excess £1,000,000 for the freehold interest subject to the existing Tenancies but otherwise with the benefit of vacant possession.

Furniture and Effects not included.

TOWN PLANNING

The Property is located within the boundaries of the Town Centre in which Town Centre Policies will apply. See Dartford Borough Local Plan to 2037 Adopted in April 2024.

The Property is situated in a Conservation Area.

TENANCIES

Note: The shop at 46a Spital Street is currently let under a lease for a term of 99 years from 21st May 2019 at a peppercorn rental.

We are advised that the local Conservative Association has a lease of an office on the first floor until 2028

ENERGY PERFORMANCE RATING

The Club 46 Spital Street – 79D – Expires 14.04.2031.

The shop 46a Spital Street – Expired

The shop 48 Spital Street – 83D – Expires 01.11.2031.

RATING ASSESSMENTS

The Club 46 Spital Street – RV £29,000

The Flat – Council Tax Band B

The shop 46a Spital Street – RV£7,200

The shop 48 Spital Street – RV£6,500

VAT

Not applicable

VIEWING

By appointment through Cobbs Property Services Ltd

Contact Robert Ingram 01322 288254

Email: robert@cobbsproperty.co.uk

www.cobbs.co.uk

46-48 Spital Street Dartford Kent DA1 2DT

Entrance Hall



Lounge and Bar



Kitchen



Ballroom



Second floor Flat



Second floor Flat



Second floor Flat



Second floor Flat

