



TOWN CENTRE SHOP

TO LET

PROMINANT POSITION OPPOSITE MACDONALDS

3a SPITAL STREET DARTFORD KENT DA1 2DJ

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

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DESCRIPTION	The premises comprise open plan ground floor retail shop with fully glazed shop front currently in course of refurbishment.		
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	Internal frontage	3.36 m	11'0"
	Shop depth	7.05 m	23'2"
	Total floor area	20.48 sq m	220 sq ft
	Wc	-	-
	Basement area	To be confirmed	
LEASE TERMS	The premises are to be let on an effective full repairing and insuring lease for a term to be agreed.		
RENT	£12,000 per annum exclusive subject to reviews 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/DA/AA			