



TOWN CENTRE SHOP

TO LET

PROMINANT POSITION OPPOSITE MACDONALDS

7a SPITAL STREET DARTFORD KENT DA1 2DJ

DESCRIPTION	The premises comprise open plan ground floor retail shop with fully glazed shop front with security shutter.		
INTERIOR	 		
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	3.32 m	10'10"
	Shop depth	8.68 m	28'6"
	Total net floor area	30.74 sq m	330 sq ft
LEASE TERMS	The premises are to be let on an effective full repairing and insuring lease for a term to be agreed.		
RENT	£14 ,000 per annum exclusive subject to reviews at three yearly intervals. Rent will be payable monthly in advance.		
RATES	Rateable Value £10,500. Uniform business rate 49.9 p in the £. The Premises are currently subject to 100% rates relief. However prospective tenants should check their eligibility to relief with Dartford Council Business Rates 01322 343434		
RENT DEPOSIT	A three month's rent deposit will be required.		
EPC	Energy Performance Rating 55C		
ADMINISTRATION COSTS	The letting of the premises will be based on the grant of a standard Law Society Lease arranged through the Landlord's Agents Cobbs Property Services Ltd. The ingoing Tenant will be required to meet the Agent's costs of the Lease amounting to £500.00 plus vat.		
VIEWING	Contact Robert Ingram of Cobbs Property Services 01322 288254 or 07836 345061		