



## TOWN CENTRE SHOP

### TO LET

**3 HYTHE STREET DARTFORD KENT DA1 1BE**

01322 288254 • [WWW.COBBSPROPERTY.CO.UK](http://WWW.COBBSPROPERTY.CO.UK) • 17 SPACE BUSINESS CENTRE, KNIGHT ROAD, STROOD, KENT, ME2 2BF

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|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| DESCRIPTION          | The premises comprise an open plan ground floor retail shop with a new fully glazed shop front with security shutter. There is also a basement storage area.                                                                                                                                                                 |  |  |
| LOCATION             | The unit is located in an excellent Town Centre trading position close to the junction with High Street and Spital Street.                                                                                                                                                                                                   |  |  |
| FLOOR AREAS (approx) | No 3 Hythe Street<br>Internal frontage                      3.97 m                      13'0"<br>Shop depth                              14.53 m max              47'8"<br>Total retail sales area              58.29 sq m              627 sq ft<br>Basement store                        31.36 sq m              338 sq ft |  |  |
| LEASE TERMS          | The Property is to be let on an effective full repairing and insuring lease for a term to be agreed.                                                                                                                                                                                                                         |  |  |
| RENT                 | £19,500 per annum exclusive. A rent free period will be granted for shop fitting purposes                                                                                                                                                                                                                                    |  |  |
| RATES                | Subject to reassessment                                                                                                                                                                                                                                                                                                      |  |  |
| RENT DEPOSIT         | A three month's rent deposit will be required.                                                                                                                                                                                                                                                                               |  |  |
| EPC                  | No 3 Hythe Street has an Energy rating of 67C                                                                                                                                                                                                                                                                                |  |  |
| VIEWING              | Contact Robert Ingram of Cobbs Property Services 01322 288254 or 07836 345061                                                                                                                                                                                                                                                |  |  |
| REF: DA/DA/AR        |                                                                                                                                                                                                                                                                                                                              |  |  |