



82 High Street
Dartford, Kent, DA1 1DE

Freehold £295,000

- Prominent position on Dartford High Street
- Well-presented Grade II listed property
- Ground floor retail unit (164 m² GIA)
- Let on a 10 year FRI lease with 5 years remaining
- Rental income of £21,400 per annum
- Includes car park and two flats let on 999 year leases

Ref: 95622

01892 725900

southeast@sidneyphillips.co.uk

SP **Sidney
Phillips**



LOCATION

The property is located in the large, urban town of Dartford, Kent. It is located approximately 18 miles south-east of central London and is adjacent to the London Borough of Bexley. Dartford became a market town in the medieval times and although today is principally a commuter town for Greater London, it has a long history of religious, industrial and cultural importance.

The property is situated in the heart of the town centre, along the pedestrianised high street, a busy retail district housing a number of multi-national retailers as well as The Priory Shopping Centre, theatre and park.

The town is easily accessed from the nearby M2/A2 and M25 motorways and benefits from rail connections from Dartford town centre, making this area a highly commutable, residential location.

The property is an early 15th century timber-framed building. Although the property is Grade II listed, it has been tastefully modernised. The ground floor of property falls within Class E usage and measures in the region of 164m² (GIA).



GROUND FLOOR & BASEMENT:

- RETAIL AREA: With bay window shop frontage to high street. Measuring in the region of 70m²
- OFFICE: Approximately 8.1m²
- STORAGE: Approximately 18.8m²
- REAR STORAGE: With access corridor and kitchenette. Measuring 44.4m²
- TOILET: Approximately 3.3m²

UPPER FLOORS

- Flat One: Two bedroom flat.
- Flat Two: Two bedroom flat.

THE BUSINESS

The retail area is let to and operated by the tenants in occupation as a charity shop.

**** THE BUSINESS IS UNAFFECTED BY THE SALE ****

No trade is sold or warranted. Trade accounts are under the ownership of the tenant and are not available for examination.



Ground Floor and Basement
For Identification purposes only Not to scale
Approximate area: 164 m² GIA



TENURE & PRICE

FREEHOLD £295,000. (Net yield 7.3%)

The property is sold subject to the following leases:

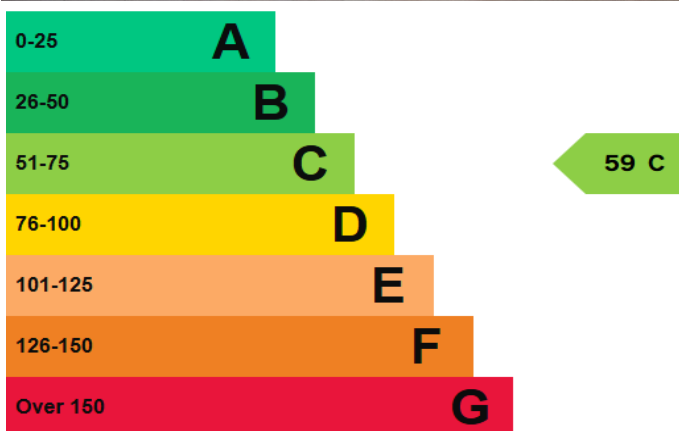
- Retail unit: Let on a 999 lease beginning on and including 10th January 2020 and ending on and including 9th January 3019, on a peppercorn rent, to a subsidiary of the freeholder. Then sublet on a part repairing and insuring lease agreement for a term of 10 years commencing 9th January 2020. The lease falls within the security provisions of the Landlord & Tenant Act 1954. Rent is £21,400 per annum paid quarterly in advance.
- Flat One: Let on a 999 lease beginning on and including 1 January 2019 and ending on and including 9th January 3019, on a peppercorn rent. Includes use of one parking space.
- Flat Two: Let on a 999 lease beginning on and including 1 January 2019 and ending on and including 9th January 3019, on a peppercorn rent. Includes use of one parking space.

The seller charges a service charge, proportioned as follows.

- Retail Unit: 25.01%
- Flat One: 24.45%
- Flat Two: 16.88%
- House Three: 7.65% (Sold freehold. Not included in the sale)
- House Four: 9.45% (Sold freehold. Not included in the sale)
- House Five: 16.56% (Sold freehold. Not included in the sale)

SERVICES

All mains services are connected.
Local Authority: Dartford Council
Rateable value: £20,500



BUSINESS MORTGAGES

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UTILITY HELPLINE

01432 378690

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EPC Reference: 1575-2472-9170-3357-6044

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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