

**Business For Sale: Dartford DA4**

**Ground Floor Off Licence**

**Ideal For Business Investors**



Estates Ltd

Property Sales and Management



**Business For Sale**  
**Sutton-At-Hone**  
**£175,000 + Stock Value**  
**513.28 sqft**



**E & C Estates: are proud to present this  
Business For Sale in Dartford DA4**

**Viewing by appointment only  
E & C Estates  
Tel: 01322 227 528  
57 Hythe Street, Dartford, DA1 1BG**

**E & C Estate Ltd presents this fantastic opportunity to purchase a thriving local business situated in the heart of Sutton-At-Hone Dartford DA4. This business has been running for the past 30years and is very popular with the local community. The property comprises a spacious Ground Floor class E Off-Licence/Grocery/Convenience Shop with an added bonus of a good size basement space suitable for storage. A long lease of 87years, parking for 2 cars at the rear of building and delivery bay.**

**This newly refurbished shop comes with a modern state of the art CCTV and alarm system, modern secure front and rear doors with draw down shutters, 6 large modern refrigeration units, and modern cash assist/counter payment system.**

**This Commercial property is in a central location just 8 mins walk to Farningham Road Train Station, with direct links to London Victoria& Blackfriars in less than 50 mins. Current Turnover £4,000.00 per week. Possible Turnover is £6,000.00 per week. Yearly Ground Rent of £350.00 payable to Landlord.**

**This would suit an experienced investor looking to increase business portfolio or someone looking to gain a foothold in commercial trade/investment, plenty of room for business and profit expansion. Option of Management Agreement Available**

**Early viewing is highly recommended.**

**Opening Times: 08.30am - 11:00am 7 days a week.**

**Available for immediate occupation subject to relevant reference and administrative checks/fees.**

**513.28 SQFT Shop Floor**

**292.63 SQFT Basement Space**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.