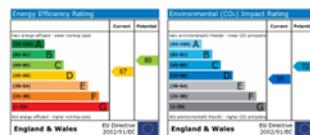


**For Lease:
Commercial Unit
Rent: £2,000.00**



**For Lease
Hythe Street
Dartford DA1
Rent: £2,000.00**

**Lease
Commercial Unit**



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

Spacious Commercial Unit For Lease In Dartford DA1

Available to Lease is this Spacious 2 Floors Commercial Class E Shop located within a retail parade on Hythe Street Dartford DA1. This premises will suit a wide variety of class E use tenants, including Offices, Retail, Food etc. It is available to lease on a new full repairing and insuring lease at £24,000.00 per annum based on agreed terms.

Busy Commercial Parade on Hythe Street Dartford DA1

Spacious Rear Garden and Storage Space/Private WC Facilities

EPC Rating: C

Secure Commercial Roller Shutter To Front

Rental: £24,000.00 Per Annum

Close Proximity To Local Amenities And Transport Links

Close To Dartford Train Station and High Street

Suitable For A Wide Range of Business Use

Use Class: E

Internal Area of Ground Floor is 427.29ft²

Internal Area of First Floor is 337.56ft²

Garden: 19.75 x 10.73

Storage: 15.67 x 7.43

Newley Refurbished

Deposit: £6,000.00 (Equivalent of 3 Months' Rent)

Advance Rent: £6,000.00 (Equivalent 3 Months' Rent)

We understand that under the UK Government small business rates relief scheme, this shop is exempt from paying business rates. Interested parties are advised to please contact The Valuation Agency Office website for information on specific occupier rates.

Care has been taken with the preparation of this brochure, complete accuracy cannot be guaranteed. If any point is of particular importance to you, we will be pleased to confirm the information for you. This brochure does not constitute a contract or part of a contract. Photographs, measurements, floor plans and distances are reproduced as a guide only and it cannot be assumed that any item shown is included in the sale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Any lease details, service charges, ground rent (where applicable) and council tax details are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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