

# TO LET

52-54 Spital Street, Dartford DA1 2DT



**A 5791 ft2 Commercial  
Premises & yard to let**

A sizeable and highly visible ground floor commercial premises with large rear yard to let under a new lease.

**RENT**  
**£100,000**  
per annum exclusive



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## Description

The premises comprises a substantial ground floor commercial unit with a highly visible frontage. The property is currently partitioned as a largely open ground floor sales area and a rear yard with ancillary out-buildings. The rear yard does not have vehicular access. The property was most recently used for retail purposes but is considered suitable for a variety of uses such as leisure, retail and quasi medical uses. There is an additional first floor self contained ancillary space of 153m<sup>2</sup> (1646 ft<sup>2</sup>) approximately which can also be let by way of separate negotiation.

## Location

The property occupies a prominent position on Spital Street, one of Dartford town centre's principal commercial thoroughfares. The property shares the vicinity with a number of national operators such as McDonalds and Betfred as well as a number of local operators, The Priory Shopping Centre and Dartford Railway Station are all within walking distance. The property also benefits from convenient access to the M25, making it readily accessible from Central London, Kent and the wider Southeast. The surrounding area is a densely populated residential catchment which the premises is well positioned to service.

## Accommodation

|                       |                                                                  |
|-----------------------|------------------------------------------------------------------|
| <b>Gross frontage</b> | 16.2m (30ft) approximately                                       |
| <b>Internal width</b> | 13.8m (45ft) narrowing to 13.2m (43ft) to the rear approximately |
| <b>Maximum depth</b>  | 39.2m (129ft) approximately                                      |
| <b>Ground Floor</b>   | 538m <sup>2</sup> (5791 ft <sup>2</sup> ) approximately          |
| <b>Rear Yard</b>      | 306.2m <sup>2</sup> (3296 ft <sup>2</sup> ) approximately        |
| <b>Out-buildings</b>  | 38m <sup>2</sup> (409 ft <sup>2</sup> ) approximately            |

## Tenure

The property is to be offered by way of a new lease, the length of which is to be negotiated.

## Rent

An initial rent of **£100,000** (One hundred thousand pounds) **per annum exclusive** is sought for the ground floor and rear yard only. The self contained first floor ancillary space can also be let by way of additional negotiation.

## EPC

The property has an EPC rating of 91 within Band D.









## Business Rates

The property has a rateable value of £66,500

Interested parties should make enquiries of the local authority with regards to their rates payable.

## VAT

All capital figures quoted are exclusive of VAT.

## Use / Planning

We understand that the property currently falls within class E of the current town and country planning use classes order.

**Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.**

### Contact

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