

PRIME RETAIL UNIT TO LET

Unit 32 – Priory Centre, Dartford

15-17 Great Portland Street
London W1W 8QA
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

Recently completed to The Works, Warren James, KFC and Pep&Co

LOCATION

The Priory Shopping Centre is a busy shopping centre located right in the centre of Dartford, just off the M25. The centre has large anchor tenants including **Sainsbury's**, **Poundland** and **Wilkinson**. It also has a market place reserved for local traders. Other multiple retailers include **McDonald's**, **Warren James** and **Superdrug**. It also benefits an 850 space car park.

The unit occupies a corner position on the Lowfield Street entrance, and will be opposite a brand new **KFC**.

RATES

Rateable Value	£47,750
UBR	49.7p
Rates Payable	£23,732 pa

Interested parties should verify these figures with Dartford Borough Council (tel 01322 343 434)

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£35,000 per annum exclusive of rates, service charge and VAT (if applicable).

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales	1,406 sq ft	130.62 sq m
First Floor Ancillary	804 sq ft	74.69 sq m

SERVICE CHARGE

Approximately £21,162.92 per annum

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.



INSPECTIONS

Viewing is strictly by appointment with:

Nick Carvey

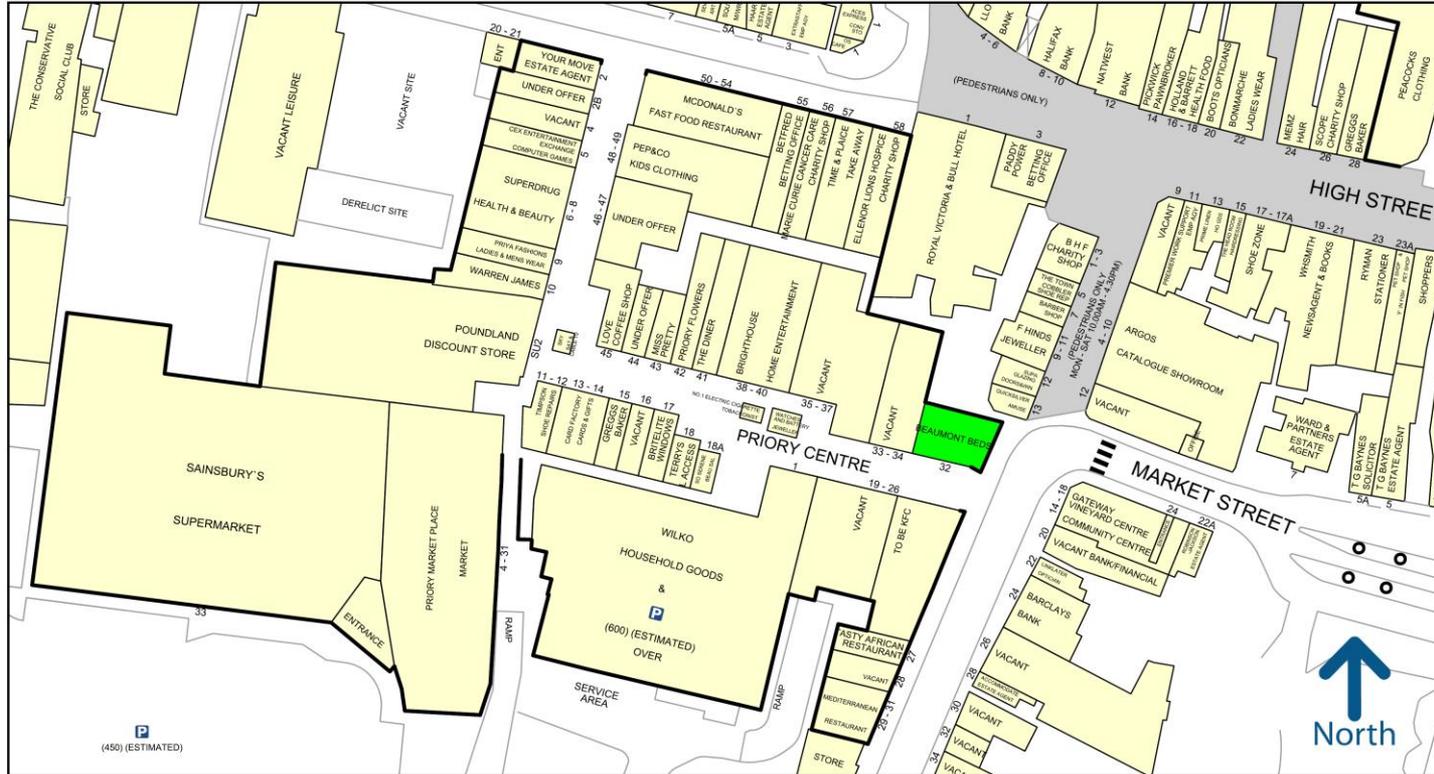
020 7182 7493

Nick@fawcettmead.co.uk

Subject to contract



Dartford



(450) (ESTIMATED)



50 metres



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