

PRIME RETAIL UNIT TO LET

Unit 33/34 – Priory Centre, Dartford

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



Retail property expertise

Recently completed deals to Warren James, KFC and The Works

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 multiples include **McDonalds**, **The Works** and **Superdrug**. It also benefits an 850 space car park.

The unit occupies a prominent position located adjacent to **Brighthouse** and opposite 3 newly reconfigured units which was previously 99p Stores.

RATES

Rateable Value	£37,750
UBR	49.7p
Rates Payable	£18,762 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

£37,500 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 1,815 sq ft 68.62 sq m

SERVICE CHARGE

Approximately £23,488 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



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