

# PRIME RETAIL UNIT TO LET

## Unit 35/37 – Priory Centre, Dartford

15-17 Great Portland Street  
London W1W 8QA  
020 7182 7480  
[www.fawcettmead.co.uk](http://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	£79,000
UBR	49.7p
Rates Payable	£39,263 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

£65,000 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 4,945 sq ft 459.4 sq m

### SERVICE CHARGE

Approximately £49,154 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**

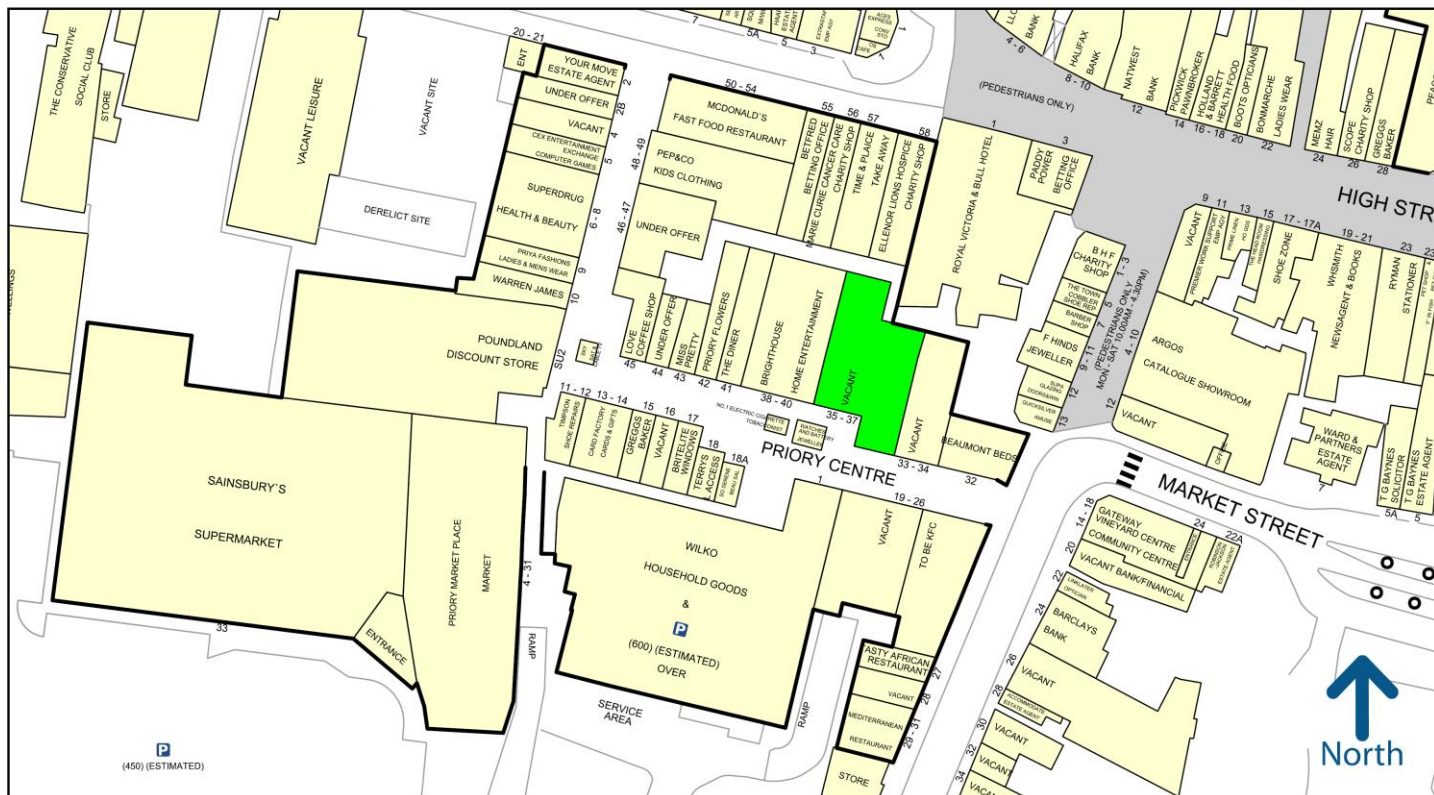
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Subject to contract



Dartford



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