

# PRIME RETAIL UNIT TO LET

## Unit 43 – Priory Centre, Dartford

7-8 Conduit Street, London,  
W1S 2XF  
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 prime position within the scheme, opposite **Greggs** and **Card Factory**.

#### RATES

Rateable Value  
£18,750

UBR 49.7p  
Rates Payable £9,319 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

£20,000 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 729 sq ft 67.7 sq m

#### SERVICE CHARGE

Approximately £11,666 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

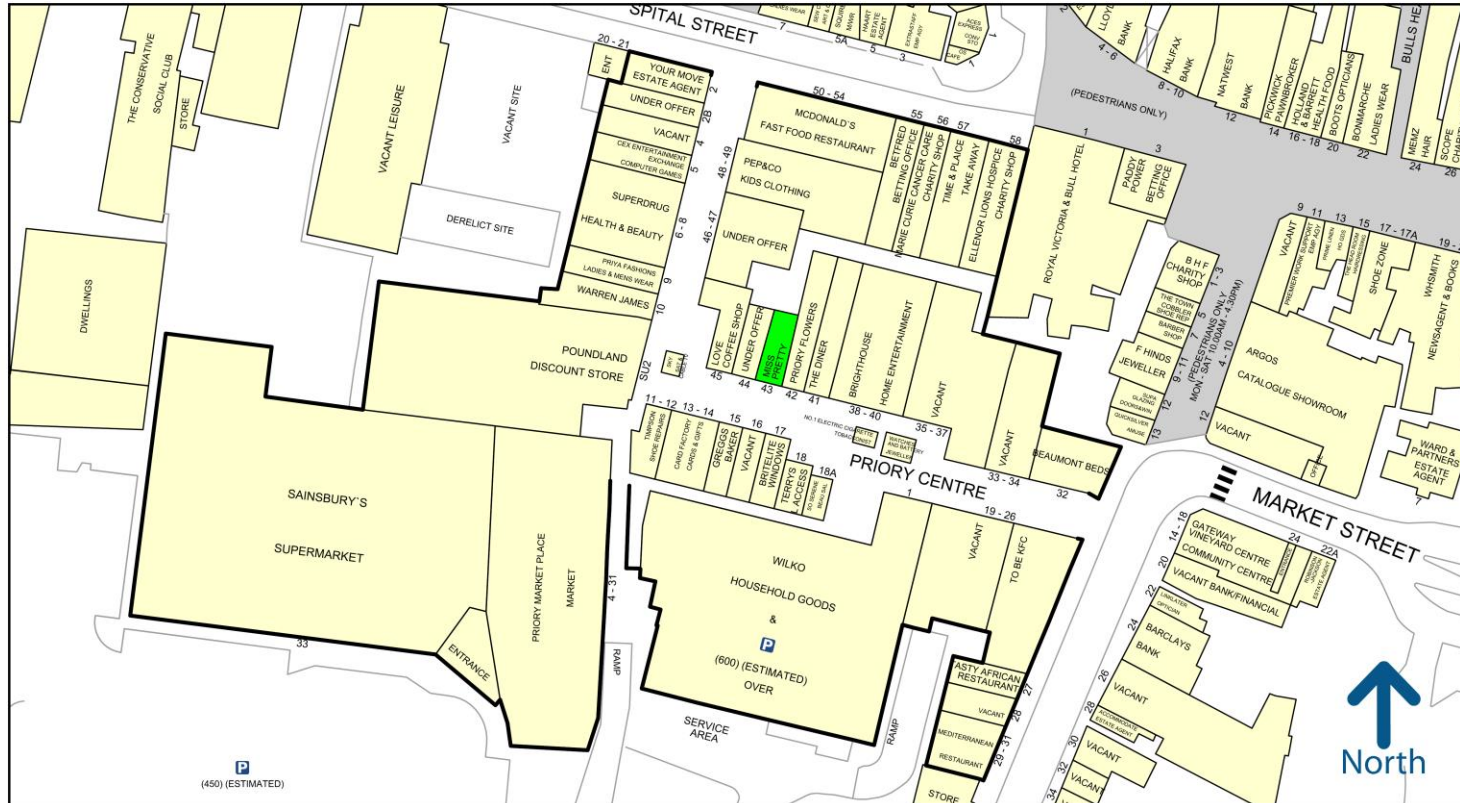
Viewing is strictly by appointment with:

**Nick Carvey**  
020 7182 7493  
Nick@fawcettmead.co.uk

Subject to contract



Dartford



Experian Goad Plan Created: 23/01/2017  
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