

6 WEEK COMPLETION



Photograph taken September 2016

SITUATION

Occupying an excellent trading position in the main pedestrianised centre of the town, adjacent to **Ryman** and **Shoe Zone**, opposite **Peacocks** and **Greggs** and close to branches of **Primark**, **Boots**, **Santander**, **NatWest**, **HSBC**, **Holland & Barrett** and many more.

Dartford is a popular Kent town some 16 miles south-east of Central London with excellent road access being approx 1 1/2 miles from the M25 Motorway (Junction 1b).

PROPERTY

A mid terraced building comprising a **Deep Ground Floor Shop** with internal and separate front access to **Staff/Store Area** on the first floor. In addition, the property includes a goods lift and benefits from use of a rear service road for loading.

VAT is applicable to this Lot

FREEHOLD

£45,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	29'0"
Internal Width	22'6"
widening at rear to	31'4"
Shop Depth	78'3"
Built Depth	104'5"
Sales Area	Approx. 2,095 sq ft
Store Area	Approx. 215 sq ft

First Floor

Staff Room & Kitchen Area	Approx. 310 sq ft
Store Area	Approx. 1,665 sq ft

Total Area

Approx. 4,285 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **WH Smith Retail Holdings Limited (having over 1,400 branches)** (T/O for Y/E 31/08/17 **£181.03m**, **Pre-Tax Profit £67.2m** and **Shareholders' Funds £450.7m**) for a term of 5 years from 25th March 2016 (**renewal of a previous lease**) at a current rent of **£45,000 per annum** exclusive.

Note: The tenant also trades from the adjoining unit (No. 19) which interconnects at ground and first floor level.



Photograph taken June 2017



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VENDOR'S SOLICITORS
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts