



6 WEEK COMPLETION

**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 ½ 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

**£42,800 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 1,200 branches) (T/O for Y/E 31/08/15 £169.6m, Pre-Tax Profit £62.4m and Shareholders' Funds £472.2m – Holding Company WH Smith plc who for the Y/E 31/08/15 reported T/O £1.18bn, Pre-Tax Profit £498m & Shareholders' Funds £147m)** for a term of 10 years from 25th March 2006 (**holding over – see Note 1**) at a current rent of **£42,800 per annum** exclusive.

**Note 1: The lessees served a Section 26 Notice requesting a new 5 year Lease at £34,750 p.a. subject to a break at the end of the third year. The landlord has quoted £45,000 p.a. and negotiations are currently in hand.**

**Note 2: The lessees also trade from the adjoining unit (No. 19) which interconnects at ground and first floor level.**



**VENDOR'S SOLICITORS**  
Hegarty LLP - Tel: 01733 346333  
Ref: H. Nicholls - Email: hugh.nicholls@hegarty.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts