LOT 30

21 High Street, Dartford, Kent DA1 1DT



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

44

£45,000 per annum

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

ACCOMMODATION

Ground Floor Shop

Total Area	Approx.	4,285 sq ft
Store Area	Approx.	1,665 sq ft
Staff Room & Kitchen Area	Approx.	310 sq ft
First Floor		
Store Area	Approx.	215 sq ft
Sales Area	Approx.	2,095 sq ft
Built Depth	104'5"	
Shop Depth	78'3"	
widening at rear to	31'4"	
Internal Width	22'6"	
Gross Frontage	29'0"	

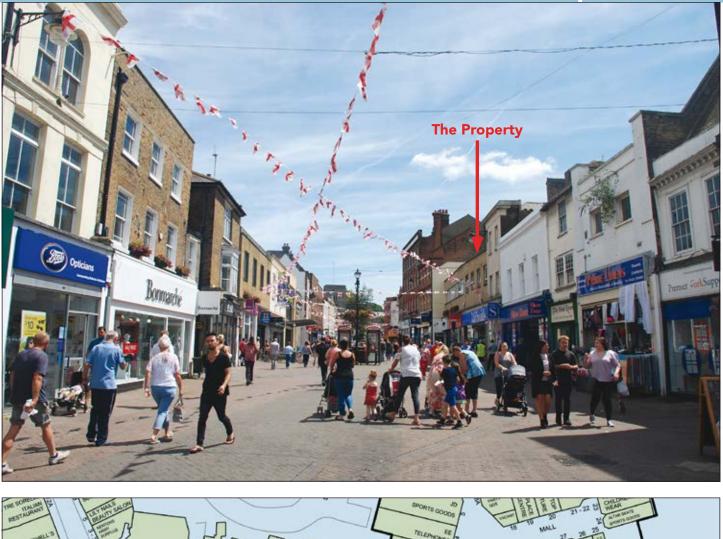
TENANCY

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.

21 High Street, Dartford, Kent DA1 1DT

LOT 30



CLOTHING HIGH STREET PLACE MARKET STRE RKET S CATEWAY 50 Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885.

VENDOR'S SOLICITORS Hegarty LLP – Tel: 01733 346333 Ref: R. Hegarty – Email: richard.hegarty@hegarty.co.uk

45

Photograph taken June 2017