

**77 - 83 HYTHE STREET
DARTFORD
DA1 1BG**



**CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS**

33 Cork Street London W1S 3NQ

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

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LOCATION

The development is situated in a prominent corner location on the junction with main Town Centre Ring Road and Hythe Street with the successful Prospect Place Retail Park diagonally opposite. Retailers in the immediate vicinity include Dreams Beds, TK Maxx, M&S, Matalan, Next and B&Q.

ACCOMMODATION

The property forms part of a recently completed high quality mixed use development with the ground floor being split with the following approximate floor areas.

Unit 1	1,043 sq.ft.	96.90 sq.m	- LET TO SUBWAY
Unit 2a	427 sq.ft.	39.67 sq.m	- LET TO DOORS & DRAWERS
Unit 2b	approx. 800 sq.ft.	74.32 sq.m	- TO BE CREATED

LEASE

The property will be available by way of a new 10/15 year lease, subject to five yearly upward only rent reviews.

TERMS

£15,000 per annum exclusive

RATES

To be assessed.

USE

Permitted Uses - A1 (possible A2 STP)

LEGAL COSTS

Each side to bear their own legal costs incurred in the transaction.

VIEWING

VIA THE SOLE AGENTS:

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