

# DARTFORD

LANGLEY SQUARE, CENTRAL ROAD

POSTCODE – TO BE CONFIRMED

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

**01689 875 511**

**FOR SALE OR TO LET – GROUND FLOOR COMMERCIAL UNIT**

## Location/ Description

Situated at the junction of Central Road and William Munday Way and opposite a Co-op convenience store and Snap Fitness Gymnasium. Central Road provides linkage from Dartford Town Centre to Universal Way (A206) which gives access in an Easternly direction to the M25 London Orbital Motorway. Dartford Railway Station is situated approximately 500 yards to the south of the proposed development.

Dartford is an established commercial and commuter town offering a range of retail, pubs and catering establishments including a Retail Park, two enclosed shopping center's and the Orchard Theatre.

The subject unit will comprise the ground floor of a proposed residential and commercial development, to offer the subject ground floor commercial unit and 14 new flats. The proposed flats will have the benefit of basement car parking. The proposed ground floor commercial unit will have frontages to both William Munday Way and Central Road and is to be finished to a shell and core pattern. The subject property could offer if required extensive glazed display windows.



Please note computer generated image.

## Accommodation

(with approximate dimensions and floor areas)

The proposed unit will offer a gross internal floor area.

Of approximately:                      2960 sq.ft              (275 sq.m)

## Terms


Our clients are willing to sell a long leasehold interest at a peppercorn rental or will let the property upon a new full repairing and insuring lease at terms to be agreed.

Price £660,000 (Six Hundred and Sixty Thousand Pounds).

Rent - £60,000 per annum exclusive.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

<p><b>Rating Assessment</b></p>	<p><b>Commercial Energy Performance Certificate</b></p>
<p>The Valuation Office Agency and Dartford Borough Council will assess the property for Business rates purposes upon completion of the development.</p>	<p>Awaiting assessment upon completion of the development.</p> <p><b>Floor Plan</b></p>
<p><b>Legal Costs</b></p>	 <p>The subject unit comprises the beige shaded area.</p>
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	
<p><b>VAT</b></p>	
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the rental/ sale amount under current legislation.</p>	
<p><b>Notes</b></p>	<p><b>Further Information.</b></p>
<p>Our clients will consider a range of commercial uses subject to any required planning permission. See Town Planning section below.</p>	<p>Further details available via owners agents Linays Commercial Limited.</p> <div data-bbox="922 1272 1114 1409" data-label="Image"> </div> <p>Contact: Mandeep Cheema Toby Allitt Adrian Tutchings</p> <p>Email: mc@linays.co.uk ta@linays.co.uk commercialproperty@linays.co.uk</p>
<p><b>Town Planning</b></p>	<p>We are advised that Planning Permission was granted under Planning Reference DA/20/01618/FUL on 10/05/2021.</p> <p>We are further advised that the planning permission includes a number of conditions in particular Condition 31 which permits the use under classes E,F1, F2 and as a drinking establishment as defined under the Town and Country Planning (Use Classes) Order 1987.</p> <p>Please also note Clause 32 states that the proposed unit shall not be used outside of the hours of 7am – 10pm Mon-Sat and 9am-8pm on Sundays or Bank Holidays.</p>

THE PROPERTY MISDESCRIPTIONS ACT 1991

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