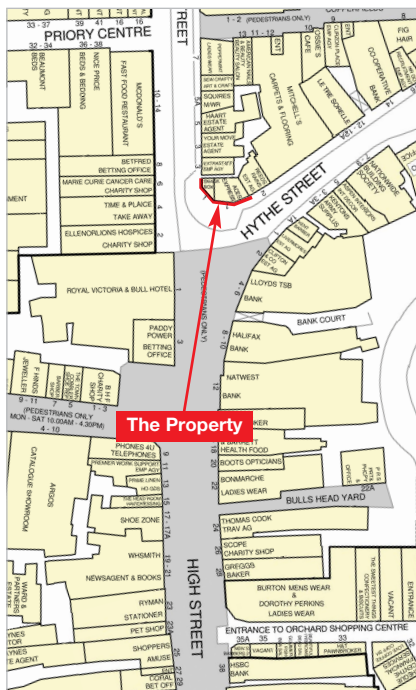


# Dartford

## 1/1A Spital Street Kent DA1 2DJ

- Freehold Shop, Dental Surgery and Office Investment
- Comprises two ground floor shops with a dental surgery and offices above
- Prominent position opposite the pedestrianised High Street and between the Priory and Orchards shopping centres
- No VAT applicable
- Rent Reviews from 2014
- Total Current Rents Reserved  
**£29,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Dartford, with a population of 59,000, is a London commuter town located 9 miles south-east of London and 10 miles to the east of Bromley. The town enjoys good road communications being 1 mile from the intersection of the A2 and M25 motorway. The property is situated in a very prominent position within Dartford town centre directly opposite the pedestrianised High Street. The property also benefits from being between the Priory and Orchards shopping centres. Occupiers close by include RBS, Nationwide, Lloyds Bank, Halifax, Paddy Power and McDonald's.

### Description

The property comprises a prominent corner building arranged over ground and two upper floors to provide two ground floor shops, a first floor dental surgery and a second floor solicitor's office.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Mr Karamanli (t/a Snack Bar)	Gross Frontage 4.90 m Net Frontage 4.05 m Built Depth 3.90 m	(16' 1") (13' 4") (12' 9") 5 years from 18.02.2009 IR & I	£5,000 p.a.	Reversion 2014
1A	Mr Thapar (t/a Newsagent)	Gross Frontage 10.70 m Net Frontage 9.15 m Shop & Built Depth 5.80 m Ground Floor 42.4 sq m	(35' 2") (30') (19') (456 sq ft) 15 years from 25.05.2012 Rent review every 5th year IR & I Tenant option to determine May 2017	£12,500 p.a.	Rent Review May 2017
1 (First Floor Dental Surgery)	Ms Daly (t/a Dentist)	First Floor 53.4 sq m	(575 sq ft) 10 years from 25.03.2009 Rent review every 5th year IR & I	£6,500 p.a.	Rent Review March 2014
1 (Second Floor Office)	Mr Aigbogun (t/a Solicitor)	Second Floor 37.6 sq m	(405 sq ft) 5 years from 29.09.2011 IR & I Tenant option to determine 2014	£5,000 p.a.	Reversion 2016
				<b>Total £29,000 p.a.</b>	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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