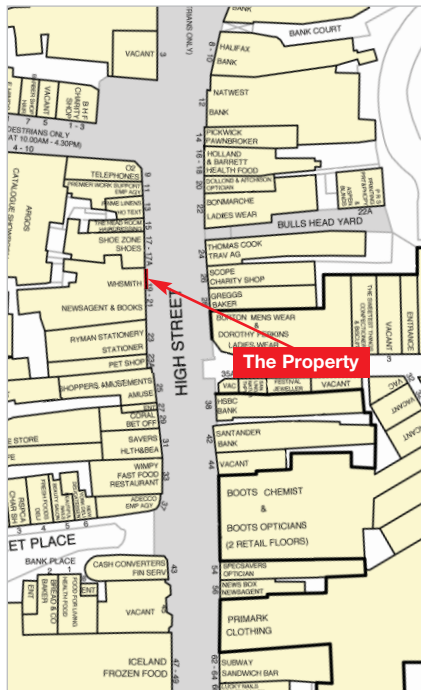


Dartford

19 High Street Kent DA1 1DT

- Freehold Shop Investment
- Let to W H Smith Retail Holdings Ltd
- Lease expires 2016
- Pedestrianised town centre location
- No VAT
- Current Rent Reserved
£18,350 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Dartford, with a population of 59,000, is a busy London commuter town located 9 miles south-east of London and 10 miles to the north-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 the heart of the town centre's pedestrianised shopping centre between Ryman and Shoezone, opposite Thomas Cook. Other occupiers close by include Bon Marché, HSBC, Santander, NatWest and Halifax banks and Boots the Chemist.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with storage to the rear and office accommodation and WC facilities at first floor level. The second floor is accessed via a trap door and has not been inspected by Allsop. Please note the property intercommunicates with 21 High Street at ground and first floor level. 21 High Street does not form part of the property to be sold.

The property provides the following accommodation and dimensions:

Gross Frontage	4.35 m	(14' 3")
Net Frontage	3.55 m	(11' 8")
Shop & Built Depth	16.50 m	(54' 2")
First Floor	30 sq m	(323 sq ft)
Second Floor – Not Inspected		

Tenancy

The entire property is at present let to W H SMITH RETAIL HOLDINGS LTD for a term of 10 years from 25th March 2006 at a current rent of £18,350 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

W H Smith trade from over 550 High Street stores and 440 travel outlets (ie airports, train stations and motorway service stations). Website Address: www.whsmith.co.uk
For the year ended 31st August 2010, W H Smith Retail Holdings Ltd reported a turnover of £186.48m, a pre-tax loss of £30.501m and a net worth of £526.53m. (Source: riskdisk.com 29.03.2011)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 4 Dartford**.

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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