

Dartford

**121/123 St Vincents Road
Kent
DA1 1XA**

- **Freehold Shop and Residential Investment**
- Comprises shop, flat and garage to the rear
- Let on a lease expiring 2030 (no breaks)
- Rent Review June 2015
- Current Rent Reserved
£18,500 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 near the junction with Falwich Road in a local parade where other occupiers nearby include Ladbrokes.

Description

The property is arranged on ground and one upper floor to provide two shops and a separately accessed flat above.

The property provides the following accommodation and dimensions:

121 Dartford Road (t/a Janith Fried Chicken)

Gross Frontage	4.0 m	(13' 2")
Internal Width	2.55 m	(8' 4")
Shop Depth	8.25 m	(10' 8")
Built Depth	12.5 m	(41' 0")

123 (t/a Komathy Convenience Store)

Gross Frontage (including splay)	5.9 m	(19' 4")
Shop Depth	8.55 m	(28' 1")
Built Depth	12.5 m	(41' 0")
External Garage/Store		36 sq m
First Floor Residential (rear access) – 3 Rooms, Kitchen and Bathroom/WC		

Tenancy

The entire property is at present let to K RAGUVEL for a term of 20 years from 7th June 2010 at a current rent of £18,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants subject to a schedule of condition.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

