



## DARTFORD

### 35a THE ORCHARDS SHOPPING CENTRE

\*Shopping Centre & High Street frontages\*

#### LOCATION

The Orchards is the town's prominent shopping centre located in central Dartford linking the pedestrianised High Street with the town's busy railway station to the rear. The scheme is anchored by **Primark, Aldi and Peacocks**.

The subject premises are located in a high footfall location at the entrance of the centre from the High Street. The unit benefits from nearby retailers such as **Boots, New Look, JD Sports and The Gym**.

#### ACCOMMODATION

The property is arranged over ground floor only and offers the following approximate net internal floor areas and dimensions:

Shop Depth	12 ft	3.66 m
Internal Width (Max)	27.5 ft	8.38 m
Ground Floor Sales	304 sq ft	28.24 sq m

#### LEASE

The premises are available to let by way of a lease assignment on a term of 10 years from May 2018 at a rent of £15,000 pa exclusive of service charge, insurance and business rates and is contracted inside the Security of Tenure Provisions under the Landlord and Tenant Act 1954.

#### TERMS

New lease terms on request.

#### BUSINESS RATES

Rateable Value 2020	£6,600.00
Rates Payable 2020/2021	£3,293.40

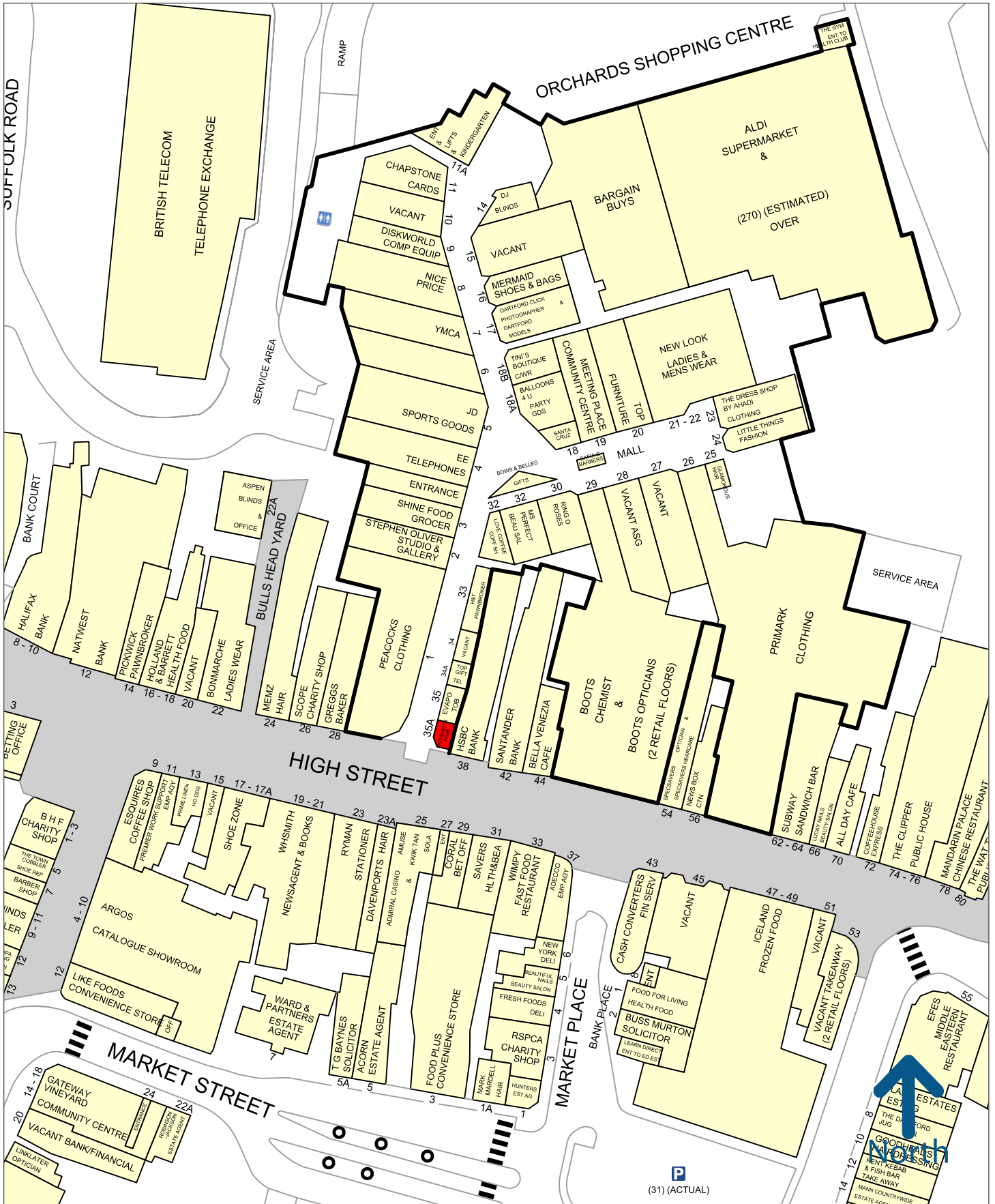
Up to 100% relief may be applicable to certain commercial properties, interested parties are advised to check with the local rating authority.

#### EPC

An EPC Certificate has been requested.

#### FURTHER INFORMATION

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50 metres

Experian Goad Plan Created: 22/10/2020  
Created By: AS Retail Property Services Limited



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