



RETAIL/RESTAURANT/OFFICES/LEISURE/MEDICAL

DARTFORD

DA1 1HD

24 LOWFIELD STREET

GROUND FLOOR: 2,917 SQ.FT & BASEMENT: 749 SQ.FT.

OPEN PLAN SPACE WITHIN NEW RESIDENTIAL DEVELOPMENT

CLASS E USE - PROMINENT TOWN CENTRE LOCATION

SHELL CONDITION – READY FOR TENANT’S FIT OUT



LOCATION

Dartford is the principle town within the Borough of Dartford, Kent and lies adjacent to the London Borough of Bexley to its west and to the north is Thurrock, Essex, which can be reached via the Dartford Crossing. Lowfield Street (A225) is located within the Town Centre and to the south of the main retail core (High Street) close to the junction with Market Street forming part of a one-way system. The Priory Shopping Centre is located directly opposite to the property and provides a mixture of amenities including Sainsburys, KFC, Card Factory and McDonalds. Dartford Borough Council have significant improvements planned for Market Street, Lowfield Street and the Instone Road junction to enhance the street scene. The general character of the area comprises of commercial premises at ground floor level with ancillary and/or residential upper parts. Dartford Railway Station is located approximately 550m from the site, providing services direct to London Charing Cross and London Victoria. A bus stop terminates directly outside the property.

DESCRIPTION

24 Lowfield Street forms part of a new mixed use four-storey development with the available accommodation set out at ground and basement floor level. Externally the property benefits from a large yard/garden area accessed via Market Street which can be utilised to service the ground floor. Internally the premises are in open plan shell/core condition, ready for an ingoing Tenant to fit out to their preferred specification.

PLANNING

We understand the properties fall under Class E(a) of the Town & Country Planning Use Classes Order. Applicants are strongly advised to obtain independent planning advice. The building is not listed but does fall within the Dartford Town Centre Conservation Area.

ACCOMMODATION

The property comprises the following approximate gross floor areas:

Floor	Sq.Ft	Sq.M
Basement	749	69.6
Ground Floor	2,917	217
Total	3,666	340

Floor plans available on request.

TERMS

The premises are available to let on the basis of a new Full Repairing and Insuring lease for a term of years to be agreed at a commencing rent of **£48,500 (Forty-Eight Thousand Five Hundred Pounds)** per annum exclusive.

The property is not currently elected for VAT.

RATEABLE VALUE

We understand from the Valuation Office Agency (VOA) website that the rates payable are £TBA (2024/2025 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority.

ENERGY PERFORMANCE CERTIFICATE

VIEWINGS

Available by prior appointment via sole letting agents;

Name: Mandeep Cheema
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