

**77 - 83 HYTHE STREET  
DARTFORD  
DA1 1BG**



**77 - 83 HYTHE STREET  
DARTFORD**

**LOCATION**

The development is situated in a prominent corner location on the junction with main Town Centre Ring Road and Hythe Street with the successful Prospect Place Retail Park diagonally opposite. Retailers in the immediate vicinity include Dreams Beds, TK Maxx, M&S, Matalan, Next and B&Q.

**ACCOMMODATION**

The property forms part of a recently completed high quality mixed use development with the ground floor being split with the following approximate floor areas.

Unit 1	1,043 sq.ft.	96.90 sq.m	- <b>LET TO SUBWAY</b>
Unit 2a	427 sq.ft.	39.67 sq.m	- <b>LET TO DOORS &amp; DRAWERS</b>
Unit 2b	approx. 800 sq.ft.	74.32 sq.m	- <b>TO BE CREATED</b>

**LEASE**

The property will be available by way of a new 10/15 year lease, subject to five yearly upward only rent reviews.

**TERMS**

£15,000 per annum exclusive

**RATES**

To be assessed.

**USE**

Permitted Uses - A1 (possible A2 STP)

**LEGAL COSTS**

Each side to bear their own legal costs incurred in the transaction.

**VIEWING**

**VIA THE SOLE AGENTS:**

**DAVID ENGLAND**  
**DDI - 020 7758 3284**  
[david@ashwellrogers.com](mailto:david@ashwellrogers.com)

**PETER MORGAN**  
**DDI - 020 7758 3283**  
[peter@ashwellrogers.com](mailto:peter@ashwellrogers.com)

Revised junel 11