

Class E Use

Retail, Restaurant, Offices

Leisure, Medical, Nursery

TO LET

- E Class Use
- Ground Floor – 2917 ft² (217 m²)
- Basement – 749 ft² (69.6 m²)
- Shell Condition
- Town Centre Location
- Character Building with High Ceilings

24 Lowfield Street, **Dartford**
Kent DA1 1HD



Location:

Ideally situated on the north end of Lowfield Road, opposite the entrance to **The Priory Shopping Centre** and at the junction of **Market Street**. **Sainsburys, Lidl, Iceland and other major retailers** are within close proximity plus Central Park is short walk away to the East and the Town centre only a few minutes' walk to the North. By road, Dartford has excellent road connections, 2.4 miles to **M25**, 10 mins to **Dartford Crossing**, 10 mins to **M20**

Dartford train station is only a 6-minute walk away which provides 12 train services per hour to **Central London** (London Bridge, Victoria, Charing Cross & Cannon Street) operated by **Southeastern** and **Thameslink**. Dartford is a major interchange station in the North Kent region of the Southeastern network.

Description:

The property comprises a character building used as a former bank premises newly converted to residential flats on the upper floors and an E class commercial space on the ground & basement areas.

Ground Floor	217 m²	(2917 ft²)
Basement	69.6 m²	(749 ft²)
Total	340 m²	(3666 ft²)

Terms

A brand-new FRI lease will be offered, terms to be agreed

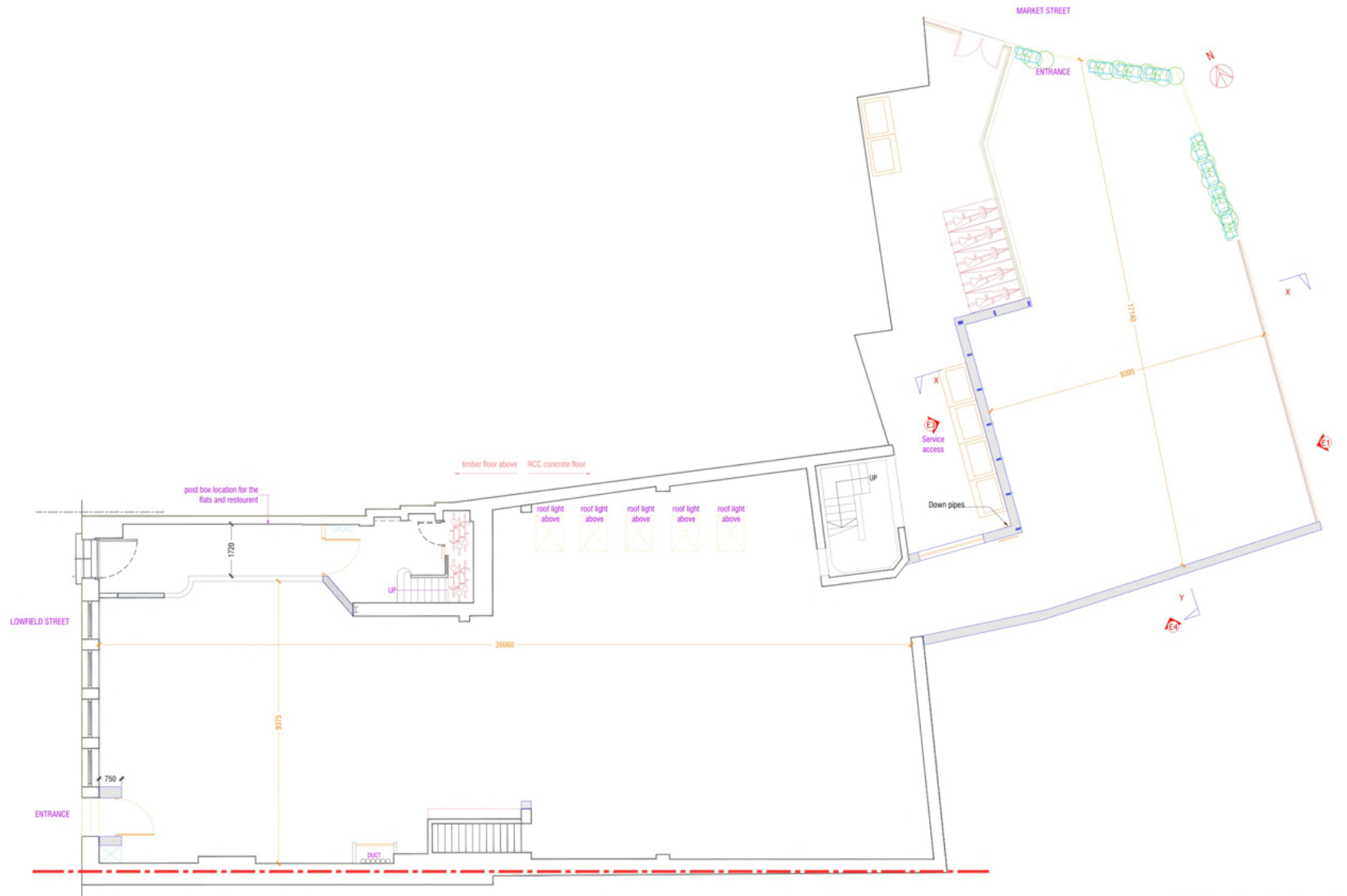
Rent

Offers sought in the region of £48,500 pax, subject to contract

Use Our E-Class commercial properties offer flexible spaces suitable for a variety of business uses, including:

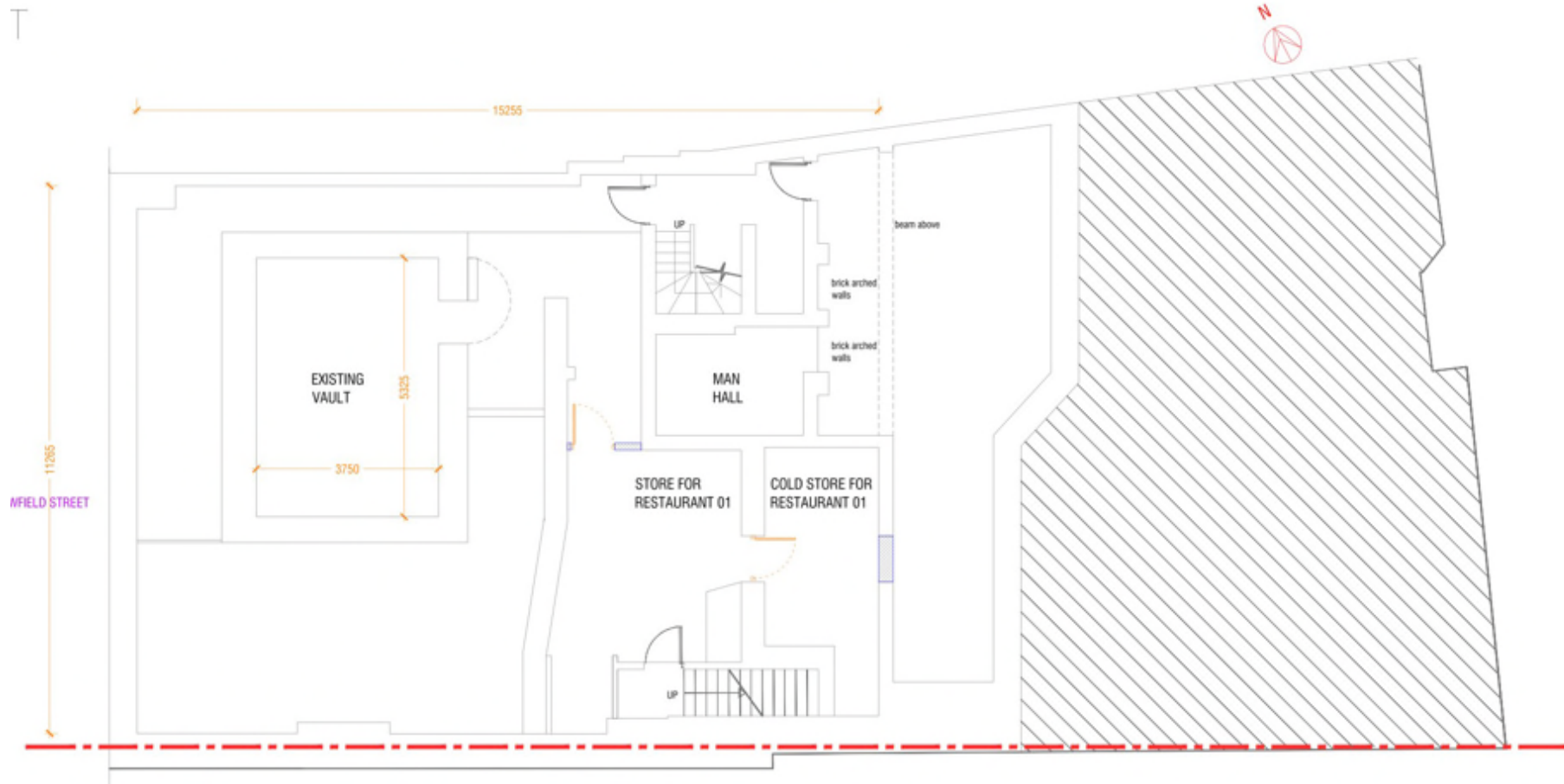
- **Offices:** Modern workspaces for startups and established companies.
- **Retail:** Prime locations for showrooms, boutiques, and pop-up stores.
- **Cafes & Restaurants:** Ideal spots for dining establishments with high foot traffic.
- **Health & Fitness:** Gyms, yoga studios, or wellness centers.



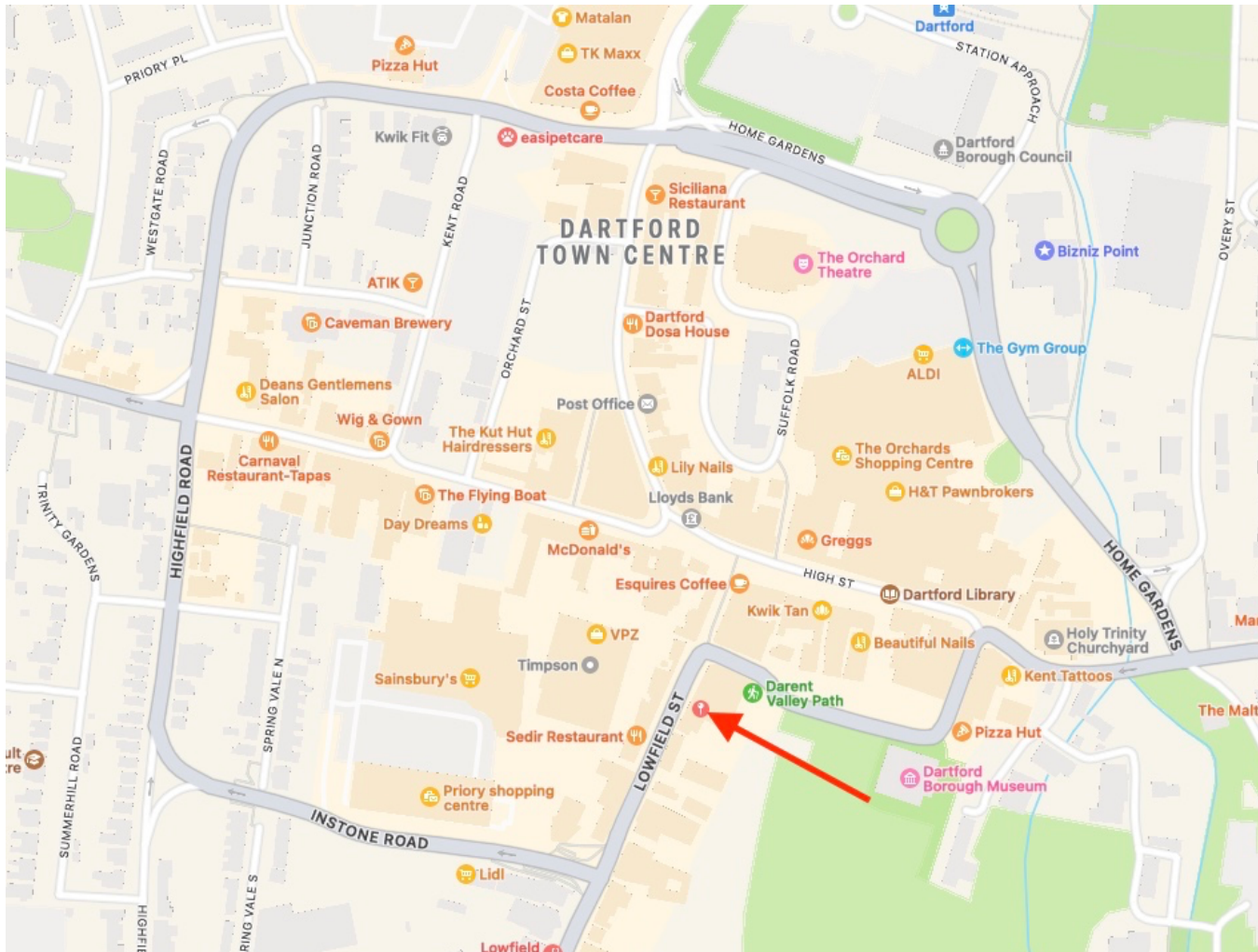


PROPOSED GROUND FLOOR PLAN





PROPOSED BASEMENT FLOOR PLAN

**Rates:**

£TBA

(n.b interested parties should contact Dartford Council for verification.)

Legal Costs:

Ingoing tenant to pay a contribution towards the landlord's legal fees, approx. £1500 + VAT

Reference & Credit Checks

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not the Landlord accepts them.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing strictly by appointment via agents**Jason Grant****020 8506 9900****020 8506 9905**jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900