

## 8-10 High Street Dartford, Kent DA1 1BY

lot 46

### Freehold Bank/Residential Investment

- Entirely let to Bank of Scotland plc (t/a Halifax)
- Tenant in occupation since at least 1994
- Benefits from 2 x three and four bedroom flats on first and second floors
- Asset management opportunities
- Nearby occupiers include Primark, Iceland, Boots the Chemist and WH Smith
- Central pedestrianised location close to Orchards Shopping Centre
- VAT free Investment

Rent  
**£67,500**  
per annum  
exclusive



On behalf of  
Receivers **CBRE**

### Location

Miles: 12 miles east of Bromley  
16 miles north of Sevenoaks  
17 miles south-east of Central London  
Roads: A2, A282, M20, M25  
Rail: Dartford Railway Station  
Air: London City Airport

### Situation

Dartford is a market town located at Junction 1 of the M25 Motorway, just to the south of The Queen Elizabeth Bridge and the Dartford Tunnel. The property is situated in a prominent town centre position on the pedestrianised High Street, close to its junction with Spital Street. Nearby occupiers include Primark, McDonald's, Boots the Chemist, WH Smith, Iceland and Lloyds and NatWest Banks.

### Description

The property comprises a ground floor banking hall with ancillary accommodation at part first floor level. In addition, there are self-contained three and four bedroom flats on the first and second floors and four car parking spaces to the rear.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Viewings

There will be **one viewing date** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Email: will.moore@acutus.co.uk

### Tenancy and accommodation

| Floor                        | Use                    | Floor Areas (Approx)             | Tenant  | Term  | Rent p.a.x.    | Reversion  |
|------------------------------|------------------------|----------------------------------|---|---|----------------|------------|
| Ground                       | Banking Hall/Ancillary | 228.30 sq m (2,457 sq ft)        | <b>BANK OF SCOTLAND PLC (t/a Halifax) (1)</b> | 25 years from 01/11/1994 on a full repairing and insuring lease | £67,500        | 31/10/2019 |
| Part First                   | Ancillary              | 88.77 sq m (955 sq ft)           |   |   |                |            |
| Part First                   | Residential 3 Bed Flat | Not Measured                     |   |   |                |            |
| Second                       | Residential 4 Bed Flat | Not Measured                     |   |   |                |            |
| <b>Total Commercial Area</b> |                        | <b>317.00 sq m (3,412 sq ft)</b> |   |   | <b>£67,500</b> |            |

(1) For the year ending 31st December 2014, Bank of Scotland plc reported pre-tax profits of £3,180,000,000 and a total net worth of £20,420,000,000. (Source: Experian Group 23/02/2016)

### For further details please contact:

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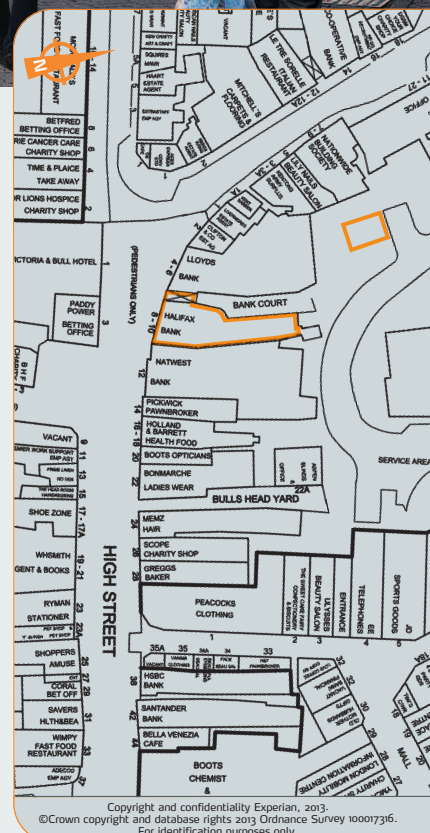
**Will Moore**  
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[www.acutus.co.uk](http://www.acutus.co.uk)

### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acutus.co.uk](http://www.acutus.co.uk) for further details

### Seller's Solicitors:

**Walker Morris**  
Kings Court, 12 King Street, Leeds LS1 2HL.  
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Email: cameron.baloyirigby@walkermorris.co.uk  
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