

PUB WITH SIZEABLE GARDEN ON 1/3 ACRE PLOT FOR SALE OR TO LET – DARTFORD, KENT



THE WOODMAN, 106 EAST HILL, DARTFORD, KENT, DA1 1SB (Source of satellite image Nimbus Maps – Historic Photo October 2023)

- Surrounded by a mixture of commercial and residential accommodation
- Total site area of just over 1/3 of an acre or 1,535 sq m (16,515 sq ft)
- Approx. 750 metres south east of Dartford Town Centre and its Railway Station
- The owner will consider leasing the entire property or just the ground floor and basement with garden for existing public house use. The owner will also consider leasing the property to alternative users for:- retail/convenience store, restaurant, hot-food take away, office, dental/medical, gymnasium, children's daycare nursery, place of worship and community uses, all subject to obtaining the necessary consents)

OFFERS INVITED

FREEHOLD FOR SALE OR TO LET – vacant possession upon completion

SUBJECT TO CONTRACT (all terms to be agreed) sole selling/letting rights

LonF575

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The pub is situated within an area administered by Dartford Borough Council and lies approximately 25 kilometres (15 miles) south east of central London. The amenities of Dartford town centre and Dartford railway station are located less than one kilometre to the north west. Junction 1A of the M25 lies approximately one kilometre to the north east and Bluewater Shopping Centre is located less than 3 kilometres (1 ¾ miles) to the east.

The building fronts East Hill opposite its junction with York Road and is surrounded by predominantly low-rise residential accommodation, mostly terraced houses. A bus stop lies to the front of the pub. Dartford Railway Station provides frequent and direct services into London Bridge Station with the fastest journey time being around 38 minutes.

Location plans are attached.

Description

The pub is detached and constructed over two storeys above part basement, beneath a pitched slate covered roof. The building has painted and rendered elevations. There is a sizeable garden to the rear of the pub which benefits from vehicular access via Waldeck Road. There are two small outbuildings to the rear which are currently used as storage. The internal configuration is as follows:-

Ground floor	Former pub, divided into various storage areas, a set of male and female customer wc's located to the side.
First floor	Four rooms, kitchen and bathroom with wc. Scope for self-contained access.
Second floor	Two rooms.
Loft	Additional storage area.
Basement	General ancillary storage area.

A set of floor plans and a site plan are attached.

The approximate gross internal floor areas are calculated to be:-

Ground floor	150 sq m (1,615 sq ft) *Including outbuildings
First floor	115 sq m (1,237 sq ft)
Second floor	44 sq m (473 sq ft)
Loft	33 sq m (355 sq ft)
Basement	56 sq m (602 sq ft)
Total	398 sq m (4,282 sq ft)

Using the online Promap measuring system the building footprint and site area are calculated to be: -

Pub Building Footprint	143 sq m (1,540 sq ft) *Excluding outbuildings
Total Site Area	1,535 sq m (16,515 sq ft)

NB: The areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Licensing

The property historically held a Premises Licence which permitted the sale of alcohol from 10:00 am until midnight every day. Any new letting to a licenced retailer/pub user will be conditional upon a new premises licence being obtained from the local authority. Interested parties requiring a new premises licence are to undertake their own enquires via Dartford Borough Council on tel. 01322 343 434.

Planning

From verbal enquiries of Dartford Borough Council it has been established that the property is not listed as being of Special Architectural or Historical Interest and nor does it lie within a conservation area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £6,400 with effect from 1st April 2023.

EPC

EPC rating 'E' (102). An extract from the EPC is set out below.

Basis of Sale or Letting

Offers invited. Both unconditional and conditional (subject to planning) offers will be considered for the freehold interest. The Vendor will also consider unconditional offers with planning overages. The owner will also consider leasing the entire property or just the ground floor and basement with garden for existing public house use and will also consider leasing the property to alternative users for:- retail, convenience store, restaurant, hot-food take away, office, dental/medical, gymnasium, children's daycare nursery, place of worship and community uses, subject to obtaining the necessary consents). Nil premium rental offers are invited, all terms to be negotiated. Landlord incentives/rent free period available.

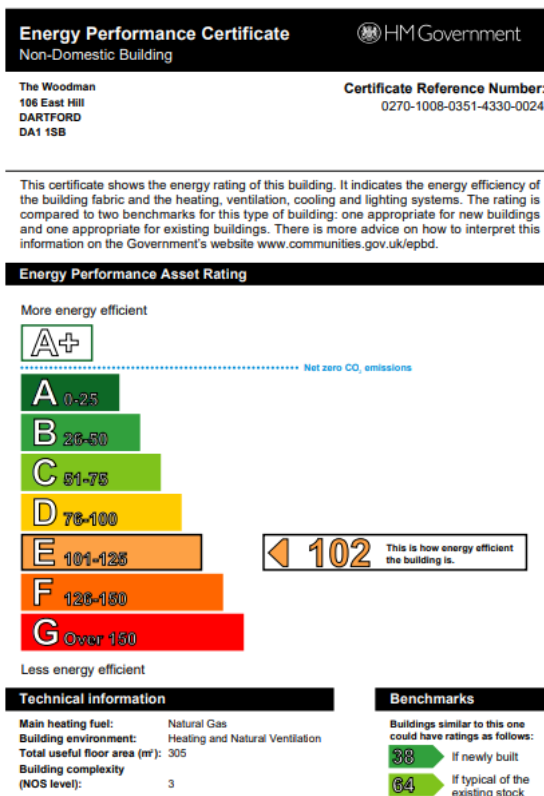
Viewings & Further Information

The business is currently closed, prospective purchasers/occupiers are requested to undertake an external inspection in the first instance. For further information or to organise a viewing, please contact Panayiotis Themistocli on either tel: 020 7836 7826 or email: panayiotis.themistocli@agg.uk.com.

Site Plan



EPC



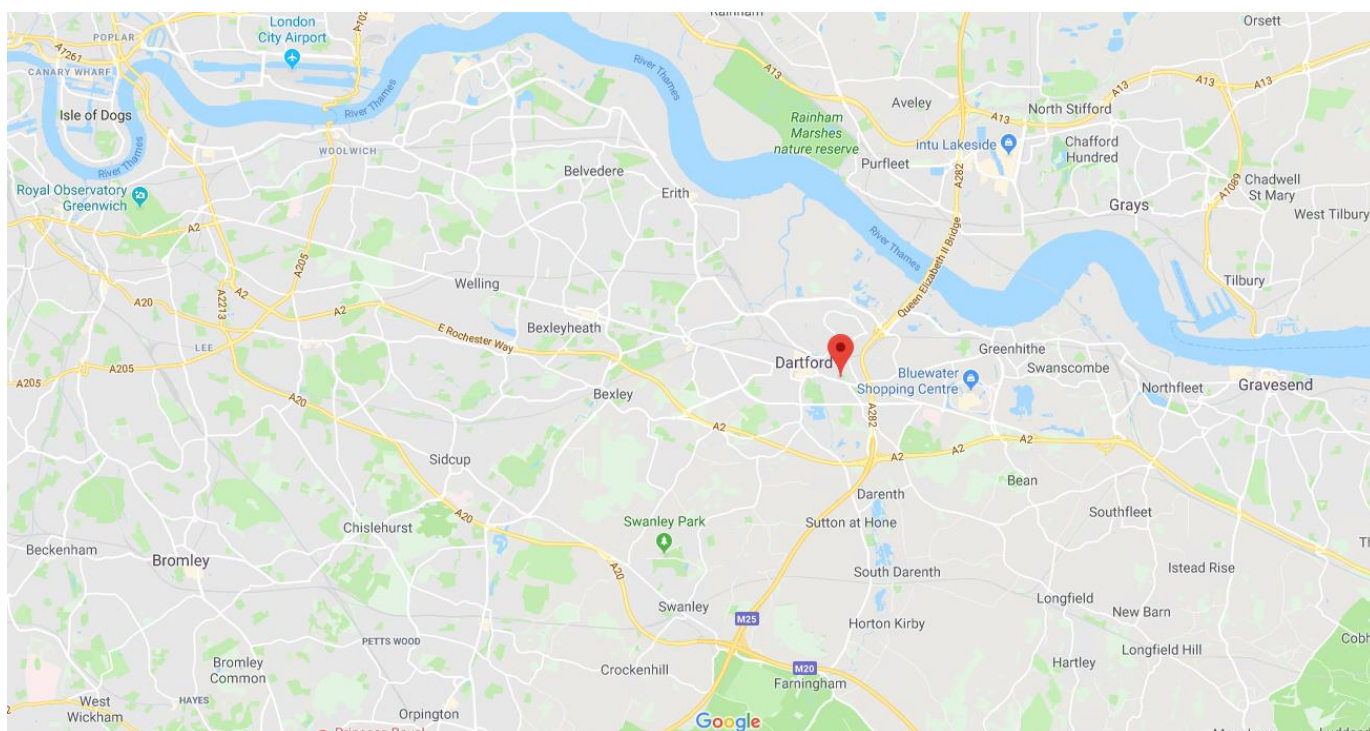
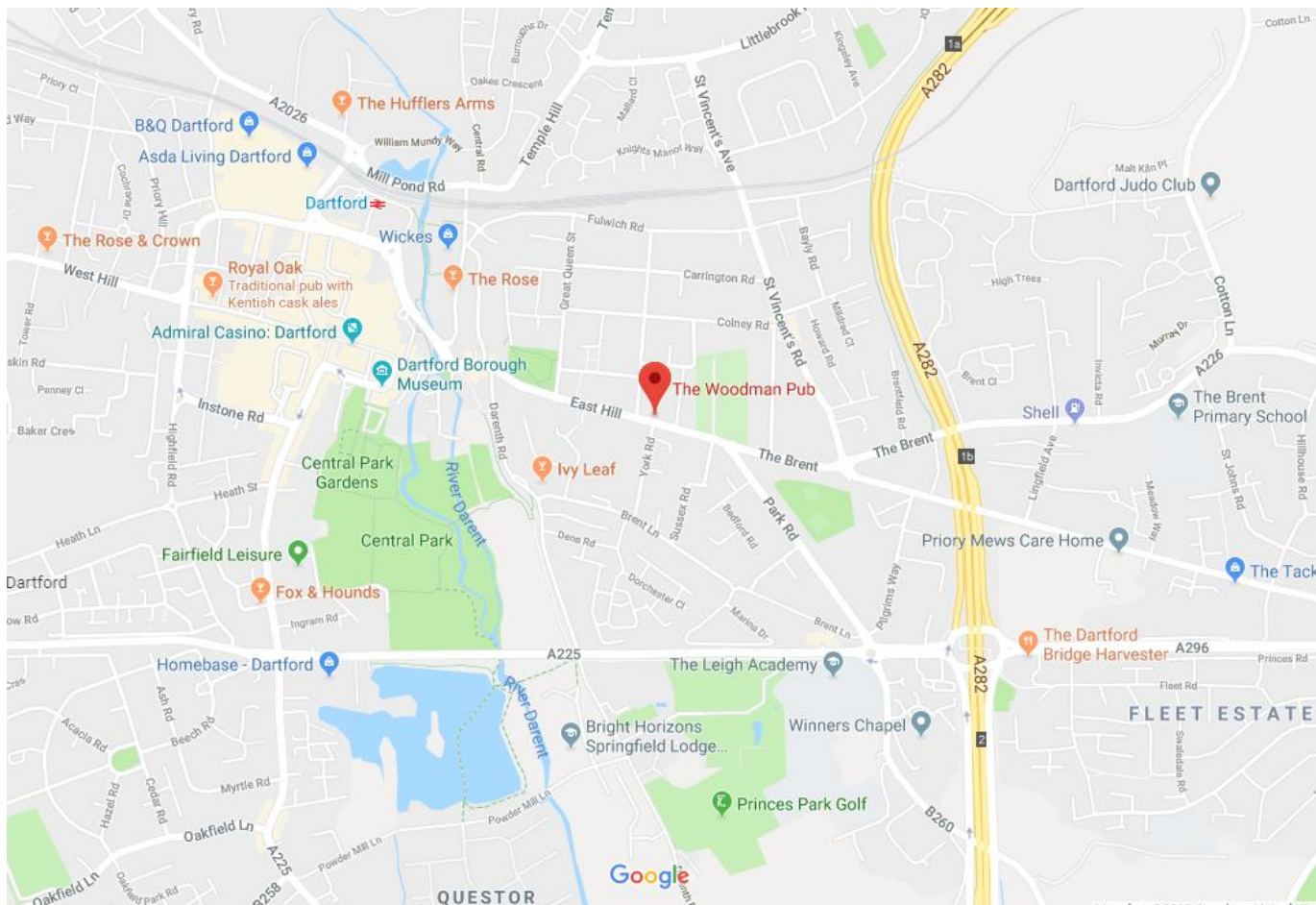
Source: HM Land Registry. Not to scale - Provided for indicative purposes only.

Aerial View



Source: Google Earth. Not to scale - Provided for indicative purposes only.

Location Plans

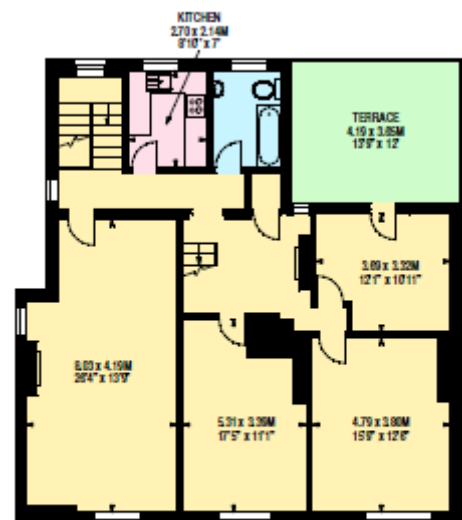


Historic Floor Plans

Not to scale - Provided for indicative purposes only. The internal configuration has changed since these historic plans were prepared.



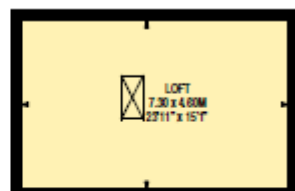
Ground Floor



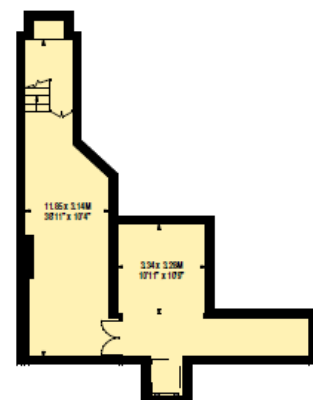
First Floor



Second Floor



Loft



Basement