

**Business For Sale: Dartford DA1**

**Bar and Flats**

**Ideal For Business Investors**



Estates Ltd

Property Sales and Management



**Business For Sale**

**Hythe Street**

**OIRO: £120,000.00**

**850 sqft**

**Leasehold**



**E & C Estates: are proud to present this  
Business For Sale in Dartford DA1**

**Viewing by appointment only  
E & C Estates**

**Tel: 01322 227 528**

**57 Hythe Street, Dartford, DA1 1BG**

**(t) 01322 227 528 (w) www.ecestates.co.uk (e) info@ecestates.co.uk 1**

**\*\*\*LOCAL BUSINESS FOR SALE IN DARTFORD DA1\*\*\***

Fantastic opportunity to acquire a thriving and well established Bar and Food business in the heart of Dartford DA1 just minutes from Dartford Train Station and the high Street. The Vendor is selling up the business including all fixtures and fittings. The renewable existing lease is to be assigned to the new owner. This popular Bar has seating area for up to 40+ diners, a fully stocked integrated bar, 1 bedroom apartment and 1 studio apartment on the first floor, modern fully functional industrial kitchen. Established over 12 years the business has an exceptional loyal customer base, superb opportunity to purchase a business benefiting from loyal and regular customer base.

Viewing of this commercial property is highly recommended to fully appreciate the excellent location and overall business opportunity. The area is well served by buses and is located walking distance to Dartford Train Station.

Business, leasehold interest, equipment, fixtures and fittings included in sale.

Please contact our Sales team on: '01322227528' to book a viewing

**Established Restaurant with E Use**

**1 Bedroom Apartment on first floor Included**

**1 Studio Apartment on first floor Included**

**Seats over 40+ customers**

**Viewings by Appointment Only**

**Total Area: 850sqft**

**Fully Stocked integrated Bar Area**

**Fully Fitted Industrial Kitchen**

**Plenty of Storage Space**

**Small Business Rate Relief**

**Male, Female/Disable WC**

**Lease: 10 years**

**Insurance:£700.00 Per Year**

**Monthly Rent: £2,200.00**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.