

# FOR SALE

## FREEHOLD PUB WITH PLANNING POTENTIAL



## DARTFORD

## whozoo.



**The Welsh Tavern, 161 London Road, Dartford DA2 6BJ**

Price **£700,000**



Property Type

**PUB**



Size

**7,000 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**DARTFORD**



Planning Granted

**NO**



Existing Use

**SUI GENERIS**

## Tenanted



No

## Local Train Stations



Stone Crossing (0.8 miles)  
Dartford (1.3 miles)  
Greenhithe for Bluewater (1.4 miles)

## Local Amenities



Dartford Park (0.3 miles)  
Stone Recreation Ground (0.4 miles)  
Bluewater Shopping Centre (1 mile)

## VAT Applicable



Yes

## Rateable Value



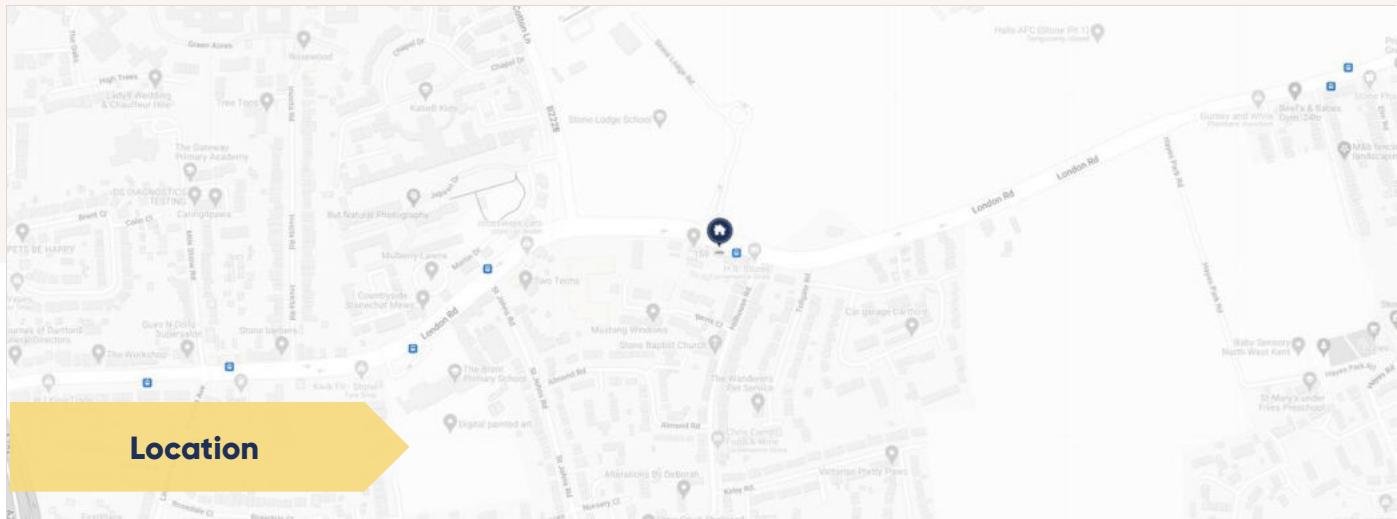
£7,600

## EPC



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## Location



## Additional Information

An opportunity to acquire a freehold vacant public house on London Road, Dartford with development potential (STPP).

The property measures approximately 7,000sqft and is arranged over 3 floors.

The property comprises of a pub on the ground floor with access to the cellar and gardens to the rear. On the first and second floor there is residential accommodation which consists of 6 bedrooms and 2 bathrooms on the first floor and 2 bedrooms, a bathroom, and living room space on the second floor.

The property will be sold with vacant possession.

Offers are encouraged in the region of £700,000 and viewings are by appointment only.



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