

# A1 UNIT TO LET

## UNIT 29



**480,000** SQ FT  
OF RETAIL SPACE



**2** MINUTES  
OFF THE M2 AT J4



**60%**  
OF SHOPPERS ARE ABC1



M&S Sainsbury's TKmaxx Bella Italia Boots Nando's COSTA JD

## LOCATION

Hempstead Valley is located on the outskirts of The Medway Towns, Kent, just off Junction 4 of the M2 and is approximately 15 minutes from Chatham and Maidstone.

The shopping centre comprises over 50 stores totalling approximately 480,000 sq ft, anchored by **Marks & Spencer**, **Sainsbury's** and **TK Maxx** – it has 2,086 free parking spaces. Other retailers include **JD**, **Argos**, **Clintons** and **New Look**.

The new restaurant development on the south edge of the scheme is now open and includes occupiers including **Nandos**, **Frankie & Benny's** and **Subway**.

## ACCOMMODATION

The premises comprise the following approximate net internal floor areas:-

<b>Ground Floor Sales</b>	<b>115.94 sq m</b>	<b>1,248 sq ft</b>
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## LEASE TERMS

A new effectively FRI lease, for a term to be agreed, subject to vacant possession.

## RENT

£95,000 per annum exclusive.

## SERVICE CHARGE

£12,085 per annum.

## BUSINESS RATES

**Rateable Value** £75,500

**UBR (2019/20)** 50.4p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the local authority, 01634 333 333.

## ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band F.

A copy of the Report is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

SUBJECT TO CONTRACT APRIL 2019



**FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:**



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## MISREPRESENTATION ACT

GCW for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatsoever in relation to this property. April 2019.