



Shop – To Let
Adjoining Superdrug

LOCATION

Sheerness is located 10 miles north of Sittingbourne on the Isle of Sheppey in the Thames Estuary. The town is served by the A249, which links with the A2, M2 and M20 Motorways, and in addition, the town benefits from regular rail services to London and the Kent coast.

The subject unit adjoins **Superdrug** and is opposite **Peacocks**, occupying a prominent town centre location with considerable passing pedestrian traffic. The unit benefits from on-street parking directly opposite, whilst the nearby Sheerness-on-Sea Train Station is within a short walking distance.

Retailers of note within the immediate vicinity include **New Look, Iceland, Subway, Boots** and **Poundstretcher**.

ACCOMMODATION

The property is arranged over ground floor only, with the following approximate dimensions and net internal floor areas:-

Gross Frontage	6.25 m	20 ft 6 ins
Internal Width (max)	6.25 m	20 ft 6 ins
Built Depth	22.17 m	72 ft 9 ins
Ground Floor Sales	131.18 sq m	1,412 sq ft
Ground Floor Ancillary	33.42 sq m	360 sq ft
Total Floor Area	164.60 sq m	1,772 sq ft

TERMS

The property is available by way of a new, effectively full repairing and insuring sublease lease, outside the security of tenure provisions of the Landlord & Tenant Act 1954, at a commencing rental of **£15,000 per annum**.

RATING ASSESSMENT

Current Rateable Value £18,500

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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