



## E CLASS SHOP TO LET

### UNIT D DOCKSIDE CHATHAM MARITIME, KENT



#### LOCATION:

Dockside forms part of a 300 acre Regeneration Zone, situated adjacent to Chatham Maritime Leisure Centre (9 screen Odeon Cinema, Pure Gym, Wagamama and Zizzi), as well as the Historic Dockyard and Chatham Marina.

The scheme has a catchment population of 4.6 million and is within a 30-40 minute drive time of most major towns in Kent.

Dockside is anchored by The Range (70,000sqft), where other major stores include Marks & Spencer, Choice and Clarks. The unit is situated behind the new McDonalds and Loungers, close to the main entrance.

#### THE PROPERTY:

The property is arranged on the ground floor and provides the following approximate dimensions and floor areas:

Internal Width	46ft 6 inches	14.2m
Shop Depth	29ft	8.8m
Ground Floor Sales	1,280sqft	119sqm

\*Potential to split into 2 units

#### RENT:

To be the higher of the base rent of £30,000 per annum or 10% of net annual sales.

#### LEASE:

The property is available on a new 5 year effectively full repairing and insuring lease, subject to a 5<sup>th</sup> year rent review.

#### RATING:

To be reassessed. An estimated rateable value to be provided.

#### SERVICE CHARGE:

Estimated at £7.25 psf.

#### VIEWING:

Please contact this office for further information and viewings:

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