

A1 SHOP TO LET

(Subject to Vacant Possession)

UNIT 68



SHOPPING CENTRE



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



COSTA



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**, **Pandora** and **New Look**.

On the southern edge of the scheme **The Venue** includes **Nandos**, **Frankie & Benny's**, **Costa** and **Subway**.

ACCOMMODATION

Approximate net internal floor areas:-

Ground Floor Sales	98.85 sq m	1,064 sq ft
Basement Anc	48.87 sq m	526 sq ft

LEASE TERMS

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

RENT

£100,000 pax.

SERVICE CHARGE

£16,331 per annum.

BUSINESS RATES

Rateable Value £95,500

UBR (2019/20) 50.4p

For transitional relief enquiries, 01634 333 333.

ENERGY PERFORMANCE CERTIFICATE

Band D. Report available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

SUBJECT TO CONTRACT APRIL 2020



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



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