

A1 SHOP TO LET UNIT 16



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 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 unit is arranged on ground and first floors with the approximate net internal floor areas:-

Ground Floor Sales	49.15 sq m	529 sq ft
First Floor Anc	18.77 sq m	202 sq ft

LEASE TERMS

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

RENT

£65,000 per annum exclusive.

BUSINESS RATES

Rateable Value £55,000

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 C.

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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