

A1 UNIT TO LET

UNIT 29



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 Venue is home to a range of family restaurants including **Nandos**, **Bella Italia**, **Frankie & Benny's** and **Costa**.

ACCOMMODATION

Approximate net internal floor area:-

Ground Floor Sales **115.94 sq m** **1,248 sq ft**

LEASE TERMS

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

RENT

£95,000 pax.

SERVICE CHARGE

£12,085 per annum.

BUSINESS RATES

Rateable Value £75,500

UBR (2020/21) 51.2p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 01634 333 333.

ENERGY PERFORMANCE CERTIFICATE

Band F. Report available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

SUBJECT TO CONTRACT OCTOBER 2020



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



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