

# A1 SHOP TO LET UNIT 31-32



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**      240.34 sq m      2,587 sq ft

## LEASE TERMS

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

## RENT

£175,000 pax.

## SERVICE CHARGE

£24,170 per annum.

## BUSINESS RATES

**Rateable Value** £152,000

**UBR (2020/21)** 51.2p

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

## ENERGY PERFORMANCE CERTIFICATE

Band C. 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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## MISREPRESENTATION ACT

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