

# 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**.

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

## ACCOMMODATION

Approximate net internal floor areas:-

<b>Ground Floor Sales</b>	<b>98.85 sq m</b>	<b>1,064 sq ft</b>
<b>Basement Anc</b>	<b>48.87 sq m</b>	<b>526 sq ft</b>

## 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 (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 D. 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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