DRetail

Tel: 020 7039 0130



PRIME E CLASS SHOP TO LET PROMINENT CORNER UNIT

UNIT 44 DOCKSIDE OUTLET CENTRE CHATHAM MARITIME, KENT



LOCATION:

Dockside Centre is situated within Chatham Maritime, which is a major waterfront destination in Kent. The Dockside Centre is situated adjacent to Chatham Maritime Leisure Centre (9 screen **Odeon Cinema, Pure Gym** and restaurants), as well as the **Historic Dockyard** and **Chatham Marina**.

Dockside is anchored by **The Range (70,000sqft)**, where other major stores include **Marks & Spencer, Choice** and **Clarks.** Recent lettings include **Beauty Store, Fragrance Shop** and **ProCook.** The subject premises occupy a prominent corner position, opposite the popular Ru Café.

THE PROPERTY

The premises to provide the following approximate floor areas:

Ground Floor Sales 910sqft 84.54 sqm

LEASE:

The property is available on a new 10 or 15 year effectively full repairing and insuring lease.

RENT:

The rent to be the higher of a base rent of £24,000 or 10% of net annual sales.

SERVICE CHARGE:

The combined service and marketing charge for the property is currently approximately £6.85psf.



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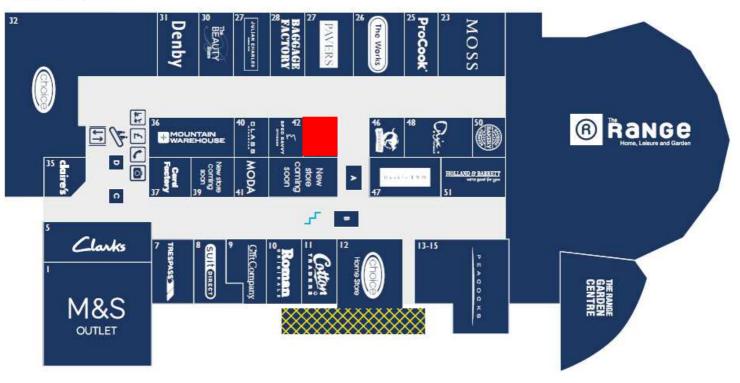
RATING:

The rateable value from 1st April 2023 is £12,500. Business rates to be exempt / nominal for small businesses. Interested parties are advised to contact the Local Authority.

VIEWING:

Please contact this office for further information and viewings:

James Peasnell or Sian Fountain - Email: james@jpretail.co.uk / sian@jpretail.co.uk Tel: 0207 039 0130



GROUND FLOOR





Disclaimer Whilst every care is taken in the preparation of these particulars. JP Retail Ltd, any joint agents involved and the vendor take no responsibility for any reror, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and nembers of the Agents firm have no authority to make any representation or warranty to make any representation or warranty in relation to the property.