



SHOP TO LET

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PROPERTY
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KITCHEN CULTURE
BOSCH
KITCHEN CULTURE
KITCHENS
BEDROOMS
HOME OFFICES
BATHROOMS

Shop To Let

LOCATION

Rainham is located in the Medway area of Kent with a local population of approximately 34,000. Rainham is situated 3.5 miles south east of Chatham and 7.5 miles north east of Maidstone.

The town is well connected, being located just off the A2 and within easy reach of the M2 motorway, it provides good transport links to London, the Channel ports and the wider area. Rainham station offers regular services to London Victoria, St Pancras International and Dover.

The subject property is located within Rainham Shopping Centre, adjacent to **Costa** and **John High Opticians**. The scheme is anchored by **Tesco** and **B&M** with other occupiers of note such as **Greggs** and **Boots Opticians**.

There is an adjoining 193 space public car park to the rear of the scheme.

ACCOMMODATION

The property is arranged over the ground floor, with the following approximate dimensions and net internal floor area:-

Gross Frontage (Max)	6.8 m	22 ft 4 ins
Ground Floor	68.6 sq m	738 sq ft
First Floor	37.0 sq m	398 sq ft
Total	105.6 sq m	1,136 sq ft

The property benefits from one parking space at the rear of the property.

TERMS

The property is available by way of a new, full repairing and insuring lease at a commencing rent of **£22,500 per annum**, subject to five yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value £18,000

Prospective occupiers should make their own enquiries to verify this information.

SERVICE CHARGE & INSURANCE

Service Charge £2,224 pa + VAT
Insurance £547 pa + VAT

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

ANTI-MONEY-LAUNDERING

The successful tenant will be required to fulfil anti money-laundering requirements in accordance with the Money Laundering Regulations.

CONTACT

For further information or to arrange an inspection of the property please contact:-

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Subject to Contract and Exclusive of VAT

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