



Major Store To Let – Opposite 

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 railway station offers regular services to London Victoria, St Pancras International and Dover.

The subject property is located within Rainham Shopping Centre, opposite **Tesco** and adjacent to **Debra, Card Factory** and an independent vape shop. The scheme is anchored by **Tesco** and **B&M** with other occupiers of note such as **Greggs, Costa Coffee, Boots Pharmacy** 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 and first floors, with the following approximate net internal floor area:-

Ground Floor	336.9 sq m	3,626 sq ft
First Floor	240.5 sq m	2,589 sq ft
Total	577.4 sq m	6,215 sq ft

Unit can also be split to provide two separate demises.

The property benefits from a full height, glazed frontage.

TERMS

The property is available by way of a new full repairing and insuring lease at a commencing rental of **£55,000 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	£55,500
Rate in the £ (2025/26)	55.5p

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

SERVICE CHARGE & INSURANCE

Service Charge	£12,321 +VAT pa
Insurance	£2,986 + VAT pa

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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or alternatively, our joint agent:-

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Subject to Contract and Exclusive of VAT



LOCATION PLAN

