



## PRIME E CLASS SHOP TO LET PROMINENT CORNER BY MAIN ENTRANCE

## UNIT C DOCKSIDE OUTLET CENTRE CHATHAM MARITIME, KENT

Suitable for Café, F & B use

### 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**, **Wagamama** and **Zizzi**), 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**. The unit is situated adjacent to the main entrance.

### THE PROPERTY

The premises will provide the following approximate floor areas:

Ground Floor Sales    700sqft    65.03 sqm    (Potential for extended unit - up to 1,500sqft)

### LEASE:

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

### RENT:

£28,000 per annum exclusive.

### RATING:

To be reassessed.

**SERVICE CHARGE**

Estimated at £4,985 per annum.

**VIEWING:**

Please contact this office for further information and viewings:

James Peasnell or Sian Fountain - Email: [james@jpretail.co.uk](mailto:james@jpretail.co.uk) / [sian@jpretail.co.uk](mailto:sian@jpretail.co.uk)

Tel: 0207 039 0130

Or Joint Agents: KLM – James Williamson – 020 7317 3700

