

MAIDSTONE

**UNIT 18, NEWNHAM COURT SHOPPING VILLAGE
BEARSTEAD ROAD, WEAVERING ME14 5LH**



Retail Unit – To Let

LOCATION

Maidstone is the largest town in Kent and is situated approximately 38 miles south east of London and 20 miles north west of Ashford. Maidstone has a large catchment population of approximately 332,000 with an over-representation of those within the highest AB and C1 social categories, and an extremely low rate of unemployment. There are excellent transport links with easy access to the M20 and in turn, the M25.

Newnham Court Shopping Village offers an out-of-town shopping experience and is conveniently located just off Junction 7 on the M20, near Bearstead. The relaxed and spacious shopping village offers a wide range of shops and services including restaurants, home and garden, pets, hair and beauty, clothing, gifts and accessories. The shopping space is all on one level, so is pram and wheelchair friendly and has free customer parking.

The available unit is positioned within the glasshouse adjacent to the **Notcutts Garden Centre**. Other occupiers of note within the immediate vicinity include **Pavers, Bonmarche, Edinburgh Woollen Mill** and **Klass**.

ACCOMMODATION

The property is arranged over ground floor only with the following approximate internal floor area:-

Ground Floor GIA	77 sq m	829 sq ft
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TERMS

The property is available by way of a new lease for a term of years to be agreed at a commencing rental of **£25,000 per annum**, subject to 5 yearly upward only rent reviews.

SERVICE/UTILITIES CHARGE

A service/utilities charge will be payable, currently **£858 per calendar month** (estimated and subject to variation).

RATES

Business rates are included in the service/utilities charge.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band B. A copy of the EPC is available upon request.

LEGAL COSTS

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

CONTACT

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

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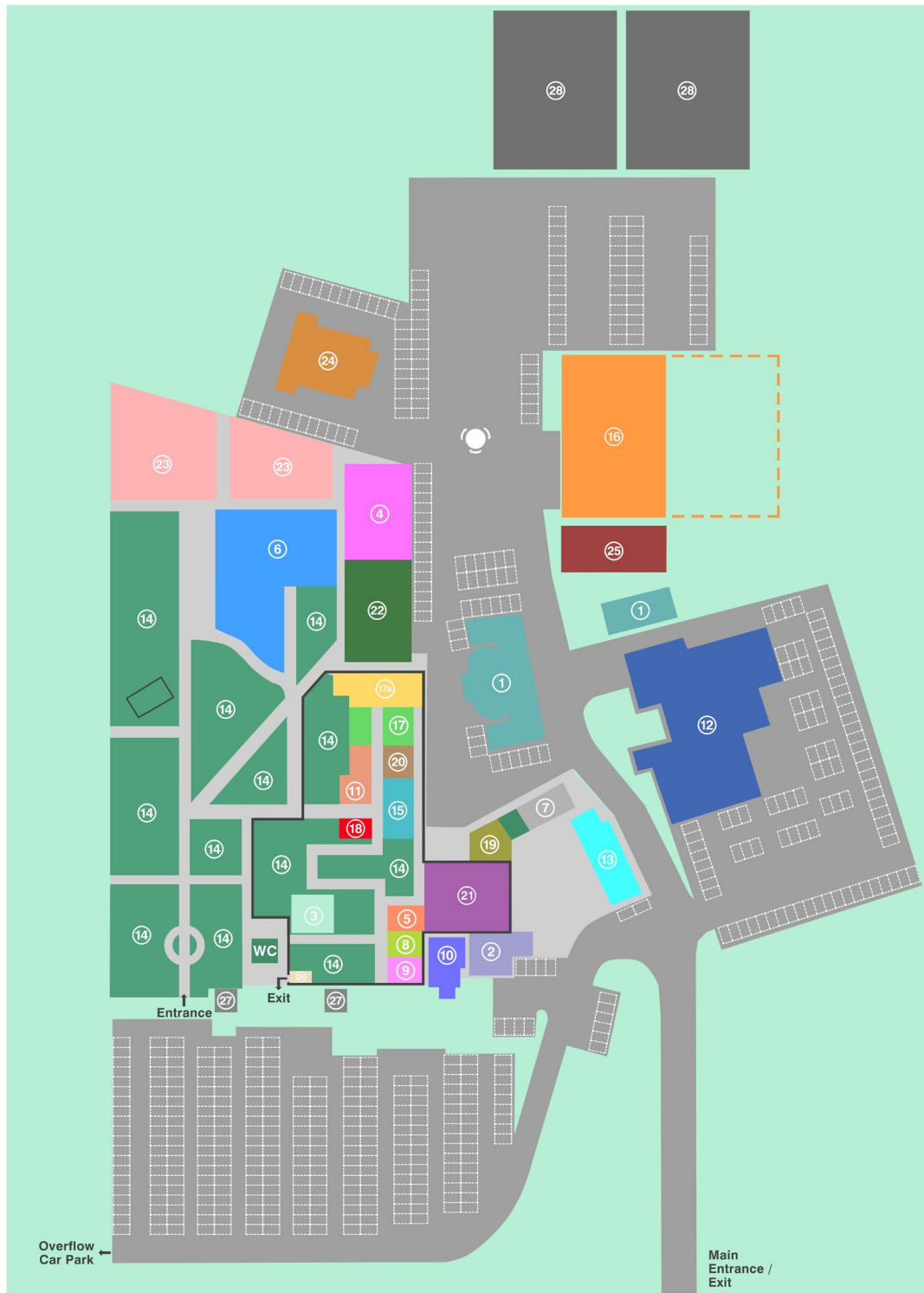
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Subject to Contract and VAT (if applicable)





1			
2	Bricks Coffee House		
3	Coffee Corner Restaurant		
4	Cotswold / Runners Need		
5	Fineline Windows & Doors		
6	Fineline Conservatories		
7	Pure Beauty		
8	AHM Bathing		
9	Hammonds		
10	Cats Protection Homing & Information Centre		
11	Klass		
12	Newnham Court Inn		
13	Noble House Chinese Restaurant		
14	Notcutts Garden Centre		
15	Bonmarché		
16	Pennies Day Nursery		
17	Pavers	17a	Maidenhead Aquatics
18	AVAILABLE		
19	Pure Hairdressing		
20	Julian Charles		
21	The Edinburgh Woollen Mill		
22	Sussex Beds		
23	Johnsons Garden Buildings		
24	Veterinary Hospital		
25	Charterwood Mobility / Shopmobility		
26	Flat Roof Company		
27	Ice Cream Parlour / Shellfish Stall		
28			

