



Shop To Let

LOCATION

Gillingham has an approximate population of 108,483 and is the largest of the towns located in the Borough of Medway. Gillingham benefits from excellent road and rail connectivity. The town is served by the A2 and A289, providing convenient access to M2, which links directly to the wider national motorway network. The train station located to the east of the High Street offers mainline rail services, providing direct links into London Victoria, London Blackfriars and London St Pancras International via HS1.

The subject property is located on the pedestrianised section of James Street which connects Jeffery St and Littlewoods car parks to the High Street. Occupiers in the immediate vicinity include the newly opened **B&M, Subway, Savers, EE, Greggs, Boots, Oxfam, Burger King** and **Costa**.

ACCOMMODATION

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

Sales	42.36 sq m	456 sq ft
Store	6.41 sq m	69 sq ft
Net Internal Area	48.77 sq m	525 sq ft
WC		

The property benefits from access and parking to the rear.

TERMS

The property is available by way of a new effectively full repairing and insuring lease, for a term to be agreed, at a commencing rent of **£12,500 per annum**. Rent is to be payable quarterly in advance.

ENERGY PERFORMANCE CERTIFICATE

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

RATING ASSESSMENT

Current Rateable Value £9,500

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

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGAL FEES

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 sole agents:-

Jack Pearman

01892 707511

07483 361559

jpearman@cradick.co.uk

Alex Standen

01892 707577

07770 935263

astanden@cradick.co.uk

Subject to Contract and Exclusive of VAT

www.cradick.co.uk

Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001

