



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, opposite **Tesco** and adjacent to **Debra Charity**, **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 floor, with the following approximate net internal floor area:-

Ground Floor	163 sq m	1,756 sq ft
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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 **£30,000 per annum**, subject to five yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

RATING ASSESSMENT

To be reassessed.

SERVICE CHARGE & INSURANCE

Service charge will be payable on an apportioned basis. Payable towards communal maintenance of the building.

LEGAL FEES

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

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply 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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LOCATION PLAN

