



PRIME E CLASS SHOP TO LET PROMINENT CORNER UNIT

UNIT 44 DOCKSIDE OUTLET CENTRE CHATHAM MARITIME, KENT



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** and restaurants), 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**. Recent lettings include **Beauty Store**, **Fragrance Shop** and **ProCook**. The subject premises occupy a prominent corner position, opposite the popular Ru Café.

THE PROPERTY

The premises to provide the following approximate floor areas:

Ground Floor Sales 910sqft 84.54 sqm

LEASE:

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

RENT:

The rent to be the higher of a base rent of £24,000 or 10% of net annual sales.

SERVICE CHARGE:

The combined service and marketing charge for the property is currently approximately £6.85psf.

RATING:

The rateable value from 1st April 2023 is £12,500. Business rates to be exempt / nominal for small businesses. Interested parties are advised to contact the Local Authority.

VIEWING:

Please contact this office for further information and viewings:

James Peasnell or Sian Fountain - Email: james@jpretail.co.uk / sian@jpretail.co.uk

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