# DRetail

ProCook

## Tel: 020 7039 0130

## **PRIME SHOPS TO LET**

### UNIT 48 DOCKSIDE OUTLET CENTRE, CHATHAM MARITIME KENT

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#### LOCATION:

Dockside Outlet 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 Regatta Great Outdoors, Cadbury, Pavers, Klass and Peacocks / Edinburgh Woollen Mill.

The unit is situated in a busy position next to Boomers Café and opposite ProCook and Moss.

#### THE PROPERTY

The premises to provide the following approximate floor areas:

Unit 48 - Ground Floor Sales 1,570sqft 145.9sqm

#### LEASE:

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

#### **RENTS:**

The rent to be the higher of a base rent in excess of £20psf or 10% of the net annual turnover.

#### SERVICE CHARGE:

The combined service and marketing charge for the property is currently approximately £6.50psf.



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RATING:	Unit 48
Rateable value:	£23,750
Rates Payable:	£11,970

#### VIEWING:

Please contact this office for further information and viewings:

James Peasnell or Sian Fountain - Email: <u>james@jpretail.co.uk</u> / <u>sian@jpretail.co.uk</u> Tel: 0207 039 0130

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#### GROUND FLOOR