



PRIME SHOPS TO LET

UNIT 48 DOCKSIDE OUTLET CENTRE, CHATHAM MARITIME KENT

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
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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.



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: james@jpretail.co.uk / sian@jpretail.co.uk
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GROUND FLOOR

