

TO LET

GROUND FLOOR RETAIL UNIT

6,182 sq.ft

(574 sq.m)



M

UNIT SU3

Rainham Shopping Centre
Rainham, Gillingham
Kent, ME8 7HW

Local Occupiers Include

Boots **COSTA** **GREGGS**
cardfactory *Ladbrokes* *b&m*

TESCO

DESCRIPTION

M Rainham is a popular local retail destination, anchored by prime national occupiers such as B&M, Tesco, Boots and Greggs. The site benefits from ample parking and excellent proximity to public transport.

- Perimeter trunking
- Walking distance to main line station
- High street entrance
- Access for goods vehicles from the rear service yard

UNIT SIZE

Total Area: 6,182 sq.ft (574 sq.m)

RENT

£55,000 per annum

BUSINESS RATES

Rates Payable: £30,303

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £12,321

Insurance: £2,986

ENERGY PERFORMANCE

EPC rating C. Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



28

Retail Units On-Site



6,182 sq.ft

Unit Area



What Three Words

shipped.yesterday.target

RAINHAM CENTRE

SITE PLAN

SHEET ANCHOR EVOLVE

part of MCore



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Viewing

Strictly via prior appointment
with the appointed agents



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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.