

FIRST FLOOR LARGE RETAIL UNIT

UNIT 57 DOCKSIDE 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**, **Clarks** and a newly opened **9,000sqft Peacocks**. The centre is arranged over 2 floors with free customer parking and attracts over 2.25million visitors a year.

The unit occupies a prominent position fronting the main first floor atrium at the front of the centre, where nearby occupiers include **M&S**, **Fratelli**, **Burger King**, **Home Plus** and **Poundstretcher**.

THE PROPERTY

Originally designed as a restaurant, the retail unit benefits from good natural light, which provides the following approximate floor areas:

Ground Floor Sales 4,500 sqft
Outside Terrace circa 1,500 sqft

The outside terrace overlooks Chatham Marina. The unit has separate access outside of centre opening hours.



LEASE:

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

RENT:

The higher of the base rent of £55,000 or 10 % of the net annual turnover.

SERVICE CHARGE:

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

RATING:

The rating to be reassessed following divisional works.

VIEWING:

Please contact this office for further information and viewings:

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