

# TO LET

New Retail Opportunity



Unit 15b  
Retail Unit  
TO LET

1,379 sq.ft  
(128.1 sq.m)



Cited  
Property Services

EVOLVE.  
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**M**

**UNIT 15b**

Rainham Shopping Centre,  
Rainham, Gillingham,  
Kent, ME8 7HW

Local Occupiers Include

**TESCO** *Boots* **COSTA** **GREGGS**  
*cardfactory* Poundland Ladbrokes *lidl*

### 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

### UNIT SIZE

Total Area: 1,379 sq.ft (128.1 sq.m)

Ground Floor: 760 sq.ft (70.6 sq.m)

First Floor: 619 sq.ft (57.7 sq.m)

### RENT

£21,000 per annum

### BUSINESS RATES

Rateable Value: £2,917

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £2,404

Insurance: £688

### ENERGY PERFORMANCE

EPC rating C. Further information available upon request.

### PLANNING

Subject to planning. The property falls under Planning Use Class E. It is the ingoing 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.



28

Retail Units On-Site

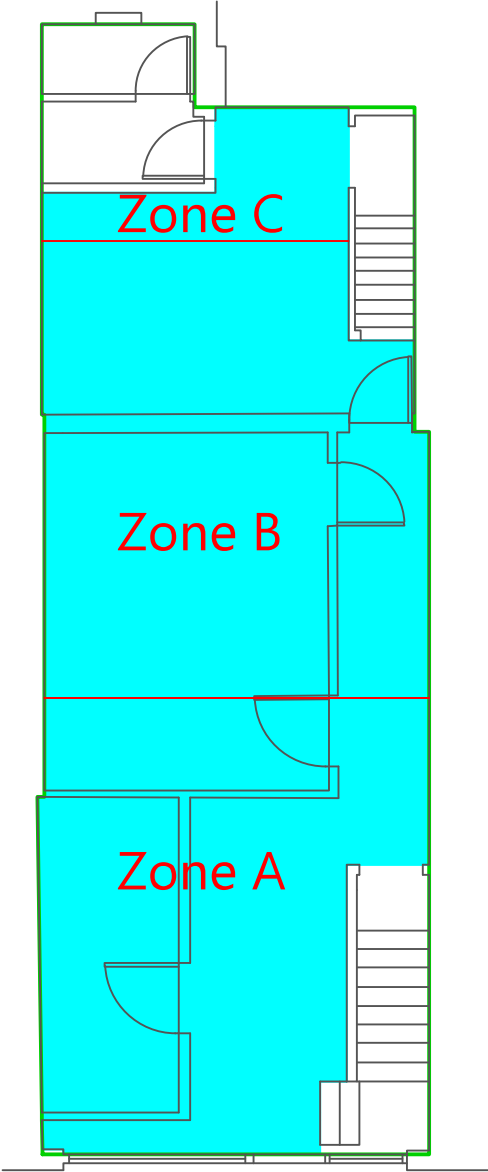


83,141 sq.ft

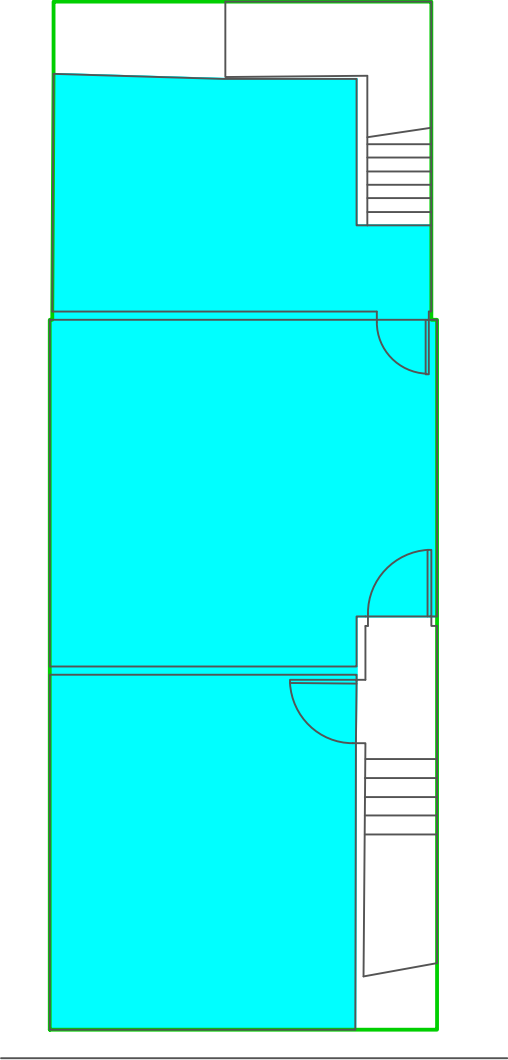
Total Area



What Three Words  
shipped.yesterday.target



Ground Floor



First Floor

# 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.