

TO LET

RETAIL UNIT IN BUSY SHOPPING CENTRE

Unit 6 Parkwood Green Shopping Centre, Rainham, Gillingham, ME8 9PN



684 SQFT (63.5 SQ M)

- **Busy shopping centre with over 20 units**
- **Within residential area**
- **Local primary school, health, and youth centre adjacent**
- **Occupation is available immediately**

Location

The property is located within Parkwood Green Shopping Centre, which is precinct of over 20 retail units situated in a residential area. The shopping centre is situated 2 miles from Rainham and 4 miles from Gillingham town centre. Other units include Co-Op supermarket, Morrisons supermarket, dry cleaners, hairdressers, funeral directors, and solicitors.

Description

The property comprises of a ground floor lock-up shop and is situated in a prominent position within the parade and has the benefit of rear access for loading. The shop also includes WC facilities and a kitchen.

Size

The property offers the following approximate dimensions and net internal floor areas:

- Ground Floor
 - NIA: 684 sq ft
 - ITZA: 507 sq ft
 - Ancillary: 93 sq ft

Lease

Annual Rent: £17,000

Minimum Term: 5 years

(Exclusive rates and bills)

Rateable Value

Rateable Value: £9,400

Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the local council.

Energy Rating

EPC Rating B

VAT

We understand that VAT will not be chargeable on the rent.

Planning

Currently Use Class E

Legal Fees

Each party will be responsible for covering their own legal fees.

Viewing

Viewings can only be carried out with prior notice by contacting: -

Email: agency@leebaron.com

Tel: 020 7758 5894

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