



Retail Warehouse and Supermarket To Let
Open A1 (Including Food) Use

LOCATION

Gravesend is located approximately 9 miles east of Dartford and under 7 miles east of Bluewater Shopping Centre. Road links are excellent with the A2 approximately 4 miles away. Gravesend's railway offers fast travel to central London with journey times of around 22 minutes. Ebbsfleet International Station, with regular trains to Lille, Brussels and Paris, is only 3 miles away.

Imperial Retail Park fronts Thames Way, one of the main arterial routes connecting the edge of town retail and industrial parks to the town centre. The scheme extends to just under 130,000 sq ft of retail space with around 450 car parking spaces. Occupiers include **Pets at Home**, **Halfords**, **Poundland** and **B&Q**. **Wickes**, **Asda** and **McDonald's** are opposite. The subject property is well positioned, being between **Dreams** and a new **Lidl** store.

ACCOMMODATION

The unit is of modern construction arranged over ground floor only with rear loading. Approximate areas are as follows:-

GIA	1160.35 sq m	12490 sq ft
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PLANNING

The property has most recently been occupied by Lidl, who has relocated to the larger unit adjacent. The planning use for the property is therefore Open A1 (including food). We recommend that interested parties undertake their own findings with Gravesham Borough Council.



Longford House, 19 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1EN • 01892 515001
Offices in Tunbridge Wells & Brighton



TERMS

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a commencing rental of **£290,000 per annum exclusive**.

RATES

Current Rateable Value.....£196,000 Rate in the £(2019/20).....50.4p

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C. A copy of the EPC is available upon request.

LEGAL COSTS

Each party is responsible for their own costs incurred in a transaction.

CONTACT

For further information or to arrange an inspection of the property please contact agents:-

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Subject to Contract, Vacant Possession and VAT (if applicable)



www.cradick.co.uk

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