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Find us at Carry PC World South West Kent Area
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Prime Retail Unit – To Let
Busy Pedestrianised Location

LOCATION

The county town of Maidstone is located approximately 38 miles south east of London and 20 miles north west of Ashford. The town has a large catchment population of approximately 332,000 with an over representation of those within the highest AB and C1 social categories, and an extremely low rate of unemployment.

The town is served by excellent regional bus services and train links to central London, whilst also benefiting from good road communications with the M20 and M25, linking Maidstone to the surrounding towns and Dartford Crossing.

The property occupies a prime trading position on the southern end of the pedestrianised Week Street, adjoining **Card Factory** and opposite **EE**. Other nearby occupiers of note include **Clarks**, **WHSmith**, **Côte Brasserie**, **Trespass**, **Specsavers**, **The Works**, **Mountain Warehouse** and **M&S**. The property is a short walking distance from the town's two destination shopping centres, The Mall and Fremlin Walk.

Fremlin Walk benefits from 788 car parking spaces and is anchored by **House of Fraser**. Other notable tenants include **JD Sports**, **Paperchase**, **Superdry**, **H&M**, **Fat Face**, **River Island**, **Boots**, **Zara**, **Pret A Manger**, **Waterstones** and **Bill's**.

ACCOMMODATION

The property is arranged over ground and first floors only, with the following approximate dimensions and net internal floor areas:-

Ground Floor Sales	343.46 sq m	3,697 sq ft
First Floor Ancillary	221.66 sq m	2,386 sq ft
Total Floor Areas	565.12 sq m	6,083 sq ft

TERMS

The property is available by way of an underlease at a commencing rental of **£82,500 per annum**, subject to 5 yearly upward only rent reviews.

RATES

Current Rateable Value	£122,000
Rateable Value from April 2023	£134,000
Rate in the £ (2022/23)	51.2p

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 sole agents:-

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Subject to Contract and Exclusive of VAT (if applicable).