



Shop – To Let

LOCATION

Oakwood Park comprises 7 retail units, anchored by Tesco Express and is less than 2 miles from the town centre. Maidstone Hospital is adjacent, which provides considerable activity in this part of the town.

The subject property is prominently located in the centre of the scheme next door to **Domino's** and **Tesco Express**. Other occupiers include **Subway**, **Deep Blue**, **Barnardo's** and a **Trinity Vet Centre**. Customer parking is to the rear.

ACCOMMODATION

The property is arranged over the ground floor with the following approximate dimensions and internal floor area:-

Gross Frontage	9.46 m	31 ft 0 ins
Shop and Built Depth	13.8 m	45 ft 2 ins
Ground Floor Sales	104.3 sq m	1,123 sq ft
WC		

TERMS

The property is available by way of a new, effectively full repairing and insuring lease at a commencing rental of **£30,000 per annum**, subject to five yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£16,250
Rate in the £ (2023/24)	49.9p

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

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the 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

