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MARKET HOUSE, 45/47 THE PANTILES, TUNBRIDGE WELLS, KENT TN2 5TE



COMMERCIAL PROPERTY CONSULTANTS

## RETAIL UNITS TO LET ADJOINING TESCO EXPRESS AND SUBWAY

**UNITS 3 & 5  
VICTORY PIER  
GILLINGHAM  
KENT  
ME7 1AF**

### LOCATION

Victory Pier is a new and exciting waterfront development with Phase 1 now complete. Prominently located on one of the major roads running through the Medway Towns, the development sits on a 20 acre site, which has received planning consent for over 800 new homes and a 120 bedroom hotel. Phase 1 consists of over 600 student residences together with 1,115 sq m (12,000 sq ft) approximately of retail accommodation.

Retailers trading within the development include **Tesco Express, Domino's Pizza** and **Subway**. We have now been instructed to market the remaining space comprising a total of 536 sq m (5,700 sq ft) approximately.

### DESCRIPTION/ACCOMMODATION

The premises comprise 2 ground floor units adjoining **Tesco Express** and **Subway**. The premises are currently in a shell condition. Approximate areas are as follows:-

Unit 3	99 sq m	1,066 sq ft
Unit 5	437 sq m	4,704 sq ft

We can accommodate a larger unit on the following basis:-

Ground floor	536 sq m	5,770 sq ft
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### USE

The premises benefit from having a variety of planning consents including A1 retail, A2 financial, D1 non-residential including medical and health centres and B1 office use. Our



client's would also consider Change of Use to A3, A4 and A5 subject to planning.

### TERMS

The premises are available to let on the basis of a new effectively full repairing and insuring lease at a quoting rent of £20 per sq ft.

### RATING ASSESSMENT

The premises will need to be assessed for rating purposes. All potential tenants should make enquiries to the Local Rating Authority.

### ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

### LEGAL COSTS

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

### CONTACT

For further information please contact:

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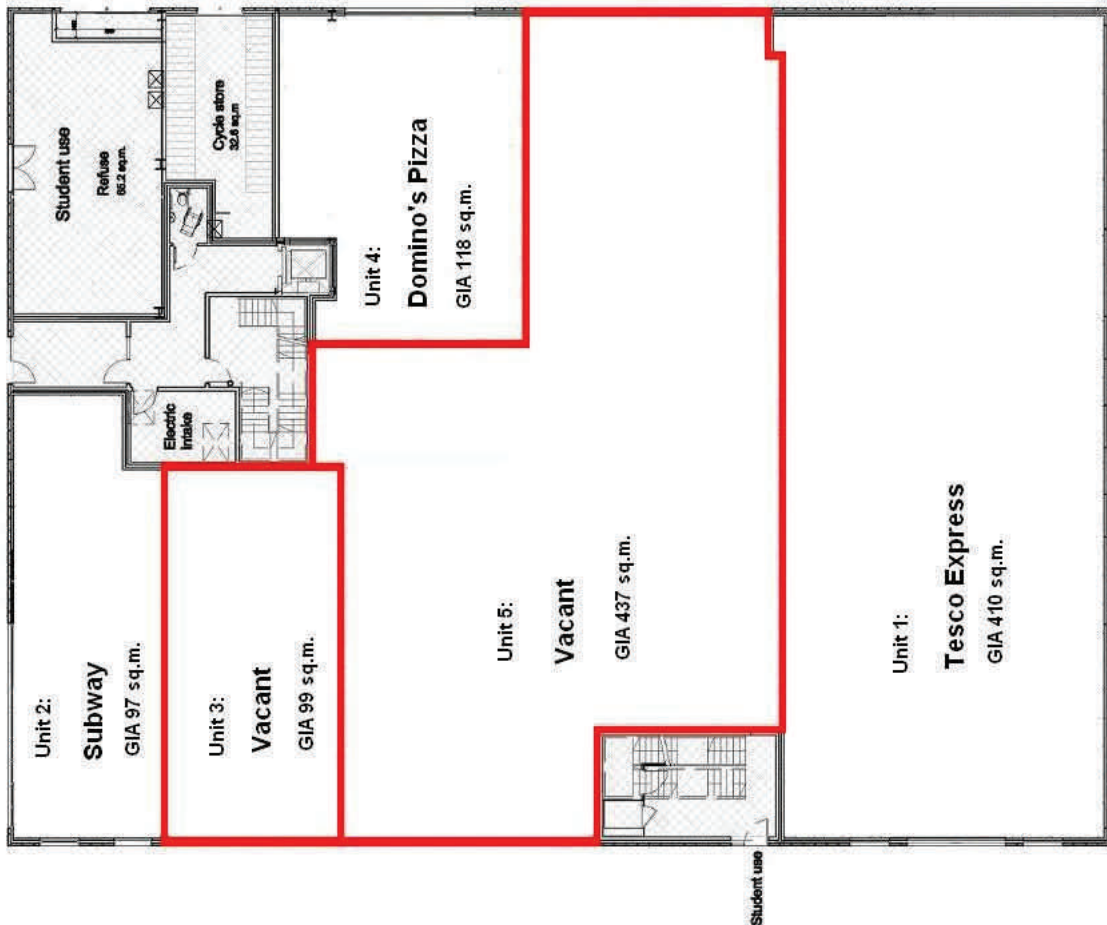
**SUBJECT TO CONTRACT  
AND EXCLUSIVE OF VAT IF APPLICABLE**

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Ground Floor Layout Plan

