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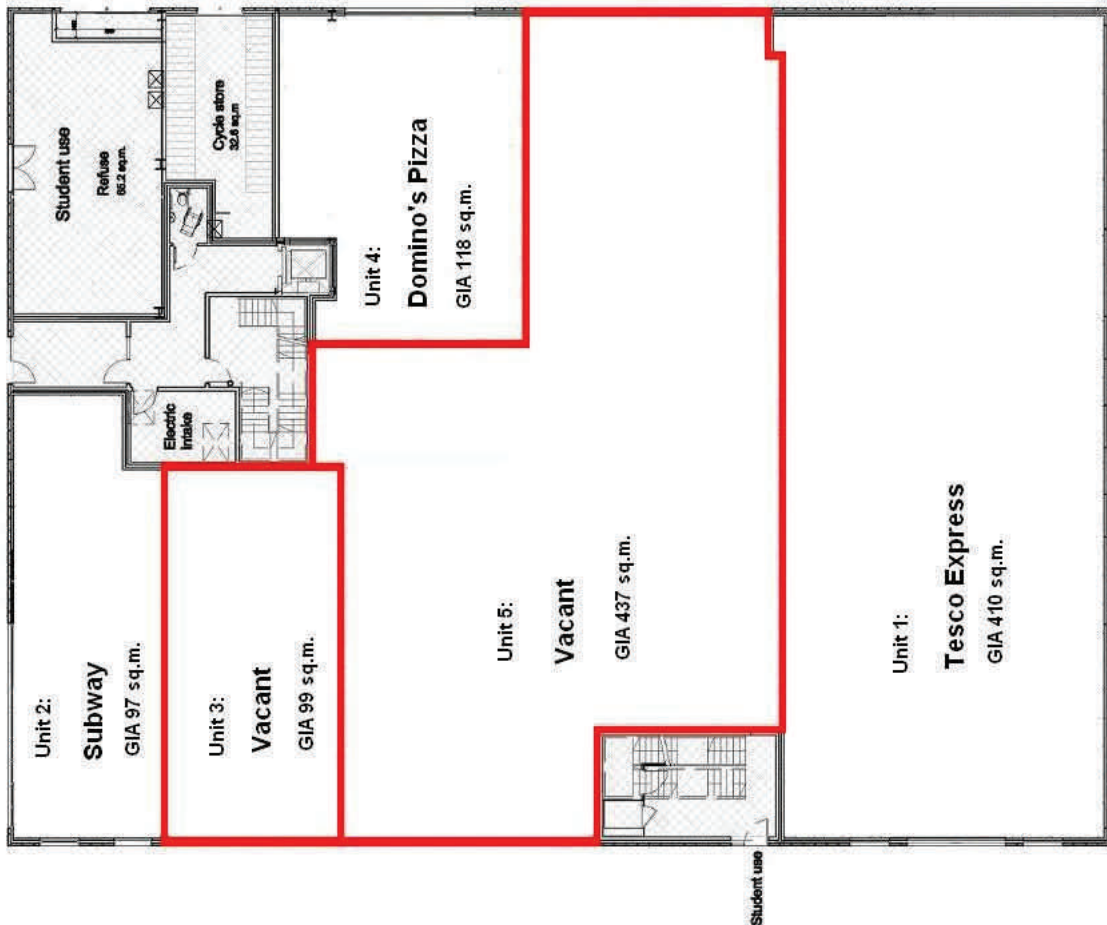
**SUBJECT TO CONTRACT
AND EXCLUSIVE OF VAT IF APPLICABLE**

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Ground Floor Layout Plan

