

CLASS E OPPORTUNITIES

MAIDSTONE

FREMLIN WALK



Description

Fremlin Walk provides 350,000 sq. ft. of modern shopping in an outdoor street style environment. The scheme accounts for 60% of shoppers total spend in Maidstone and provides over 50 of the top High Street retailing names with major retailers including **Fraser's**, **Sports Direct**, **Flannels**, **Skechers**, **River Island** and **H&M**.

The scheme benefits from a 760 space multi storey car park.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises provide the following approximate areas:

Unit 7 (To Let)

Ground Floor	1,906 sq. ft.	(177.07 sq. m)
First Floor	2,278 sq. ft.	(211.63 sq. m)

Unit 17 (To Let)

Ground Floor	1,393 sq. ft.	(129.41 sq. m)
First Floor	1,355 sq. ft.	(125.88 sq. m)

Unit 19/21 (To Let)

Ground Floor	3,961 sq. ft.	(367.98 sq. m)
First Floor	3,020 sq. ft.	(280.56 sq. m)
Basement	7,724 sq. ft.	(717.58 sq. m)

Unit 39 (To Let)

Ground Floor	2,094 sq. ft.	(194.53 sq. m)
First Floor	1,298 sq. ft.	(120.58 sq. m)

Unit 43 (To Let)

Ground Floor	2,210 sq. ft.	(205.31 sq. m)
First Floor	1,265 sq. ft.	(117.52 sq. m)

Lease

The premises are available on new effectively full repairing and insuring leases for a term of years to be agreed.

Rent

Unit 7	£65,000 per annum exclusive
Unit 17	£60,000 per annum exclusive
Unit 19/21	£100,000 per annum exclusive
Unit 39	£57,000 per annum exclusive
Unit 43	£47,500 per annum exclusive

Rates, Service Charge & Insurance

Unit	Rateable Value	Service Charge
7	£78,500	£25,731
17	£49,750	£16,861
19/21	£174,000	£85,597
39	£37,250	£24,110
43	£35,500	£24,620

EPC

EPC's have been commissioned. Full reports are available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

The premises are available subject to vacant possession and strictly by appointment through joint agents, **Green & Partners**, contacting:

Freddie King **07545 386694**

freddie.king@greenpartners.co.uk

Adam Bindman **07825 442413**

adam.bindman@greenpartners.co.uk

Or, **McMullen RE**, contacting:

Mark Crookes **07831 265072**

mcrookes@mcmullenre.com

Jessica Short **07860 180315**

jshort@mcmullenre.com

Subject to Contract

Subject to Contract

