

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 **JD, H&M, Zara, Boots and River Island.**

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 19/21 (To Let)

Ground Floor	3,544 sq. ft.	(329.4 sq. m)
First Floor	2,470 sq. ft.	(229.6 sq. m)
Basement	7,281 sq. ft.	(676.7 sq. m)

Unit 35 (To Let)

Ground Floor	2,239 sq.ft.	(208 sq. m)
Basement	2,107 sq. ft.	(195 sq. m)

Unit 38 (To Let)

Ground Floor	2,100 sq. ft.	(195.2 sq. m)
First Floor	1,185 sq. ft.	(110.1 sq. m)

Lease

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

Subject to Contract

Rent

Unit 19/21	£125,000 per annum exclusive
Unit 35	£60,000 per annum exclusive
Unit 38	£57,500 per annum exclusive

Rates, Service Charge & Insurance

Unit	Rateable Value	Service Charge
19/21	£174,000	£76,598
35	£75,000	£33,816
38	£38,500	£21,993

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:

Abi Stoyle **07375 625623**
abi.stoyle@greenpartners.co.uk

Adam Bindman **07825 442413**
adam.bindman@greenpartners.co.uk

Or, **Knight Frank**, contacting:

David Legat **020 7861 5119**
david.legat@knightfrank.com

Mike Bumford **020 3857 1989**
mike.bumford@knightfrank.com



50 metres

Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885



Experian Goad Plan Created: 04/08/2023

Created By: Green and Partners

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011