

CLASS E OPPORTUNITIES

MAIDSTONE

FREMLIN WALK

Description

Fremelin 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 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 35 (To Let)

Ground Floor	2,416 sq. ft.	(224.45 sq. m)
Basement	2,405 sq. ft.	(223.43 sq. m)

Unit 38 (To Let)

Ground Floor	2,164 sq. ft.	(201.04 sq. m)
First Floor	1,301 sq. ft.	(120.86 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 40-42 (To Let)

Ground Floor	4,678 sq. ft.	(434.60 sq. m)
First Floor	4,402 sq. ft.	(408.95 sq. m)

Unit 41 (To Let)

Ground Floor	2,241 sq. ft.	(208.19 sq. m)
First Floor	1,279 sq. ft.	(118.82 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)

Unit 45 (To Let)

Ground Floor	2,504 sq. ft.	(232.62 sq. m)
First Floor	1,216 sq. ft.	(112.97 sq. m)

Subject to Contract



Lease

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

Rent

Unit 19/21	£100,000 per annum exclusive
Unit 35	£60,000 per annum exclusive
Unit 38	£55,000 per annum exclusive
Unit 39	£57,000 per annum exclusive
Unit 40-42	£90,000 per annum exclusive
Unit 41	£50,000 per annum exclusive
Unit 43	£47,500 per annum exclusive
Unit 45	£47,500 per annum exclusive

Rates, Service Charge & Insurance

Unit	Rateable Value	Service Charge
19/21	£174,000	£85,597
35	£75,000	£34,169
38	£38,500	£24,577
39	£37,250	£24,110
40-42	£84,000	£60,058
41	£39,000	£24,945
43	£35,500	£24,620
45	£41,500	£24,945

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 sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Adam Bindman **07825 442413**
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