

**62 TWYDALL GREEN, TWYDALL,
GILLINGHAM, KENT ME8 6XJ**



**GROUND FLOOR LOCK-UP SHOP
IN BUSY NEIGHBOURHOOD
SHOPPING CENTRE**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION:

The property is situated within the Twydall Green Shopping Centre. The shopping centre comprises a relatively large number of shop units which face onto an extensive public car park. Occupiers of shop units within the parade of which the subject property forms part include branches of Co-op and Corals, together with a restaurant, a take-away food establishment, a beauty salon, a barber and an undertaker.

Access is available to the rear of the property via a shared, private service road.

DESCRIPTION:

A ground floor lock-up shop. The shop is divided by a non-structural partition.

ACCOMMODATION:

The accommodation, principal dimensions, and approximate floor areas of the property are as follows:-

Ground Floor

Shop	Internal width	16'7"	(5.05 metres)
	Depth	38'8"	(11.77 metres)
Net Area	642 sq. ft.	(59.64 m ²)	
W.C.			

LEASE TERMS:

The premises are available to let on a new full repairing lease for a term to be agreed.

RENT:

£10,900 per annum exclusive.

LEGAL COSTS:

Each party to bear their own legal costs in respect of the preparation of the lease.

EPC:

An EPC is in the course of preparation.

VIEWING:

By appointment with the landlord's agent:-

WATSON DAY CHARTERED SURVEYORS
01634 668000

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
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