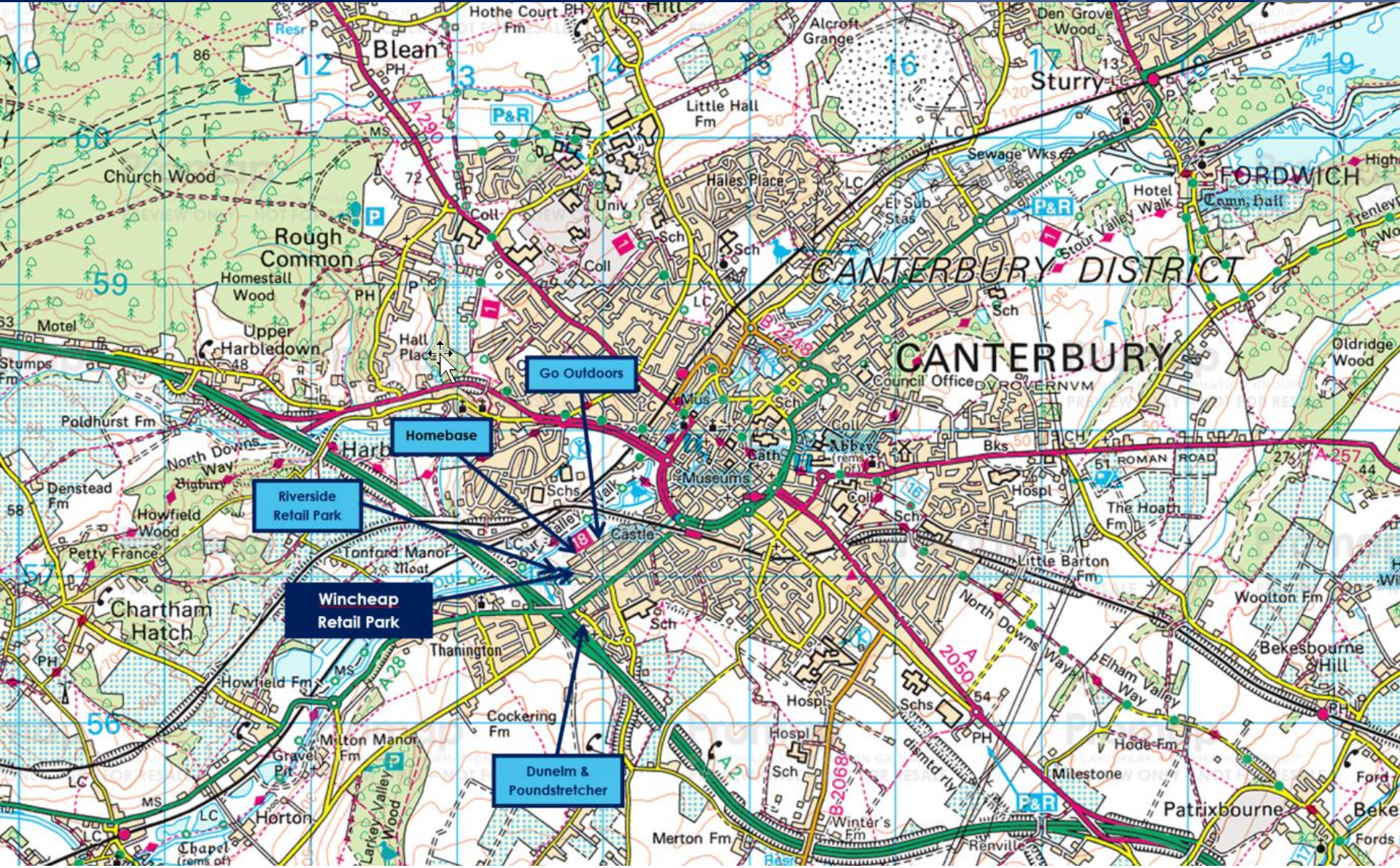
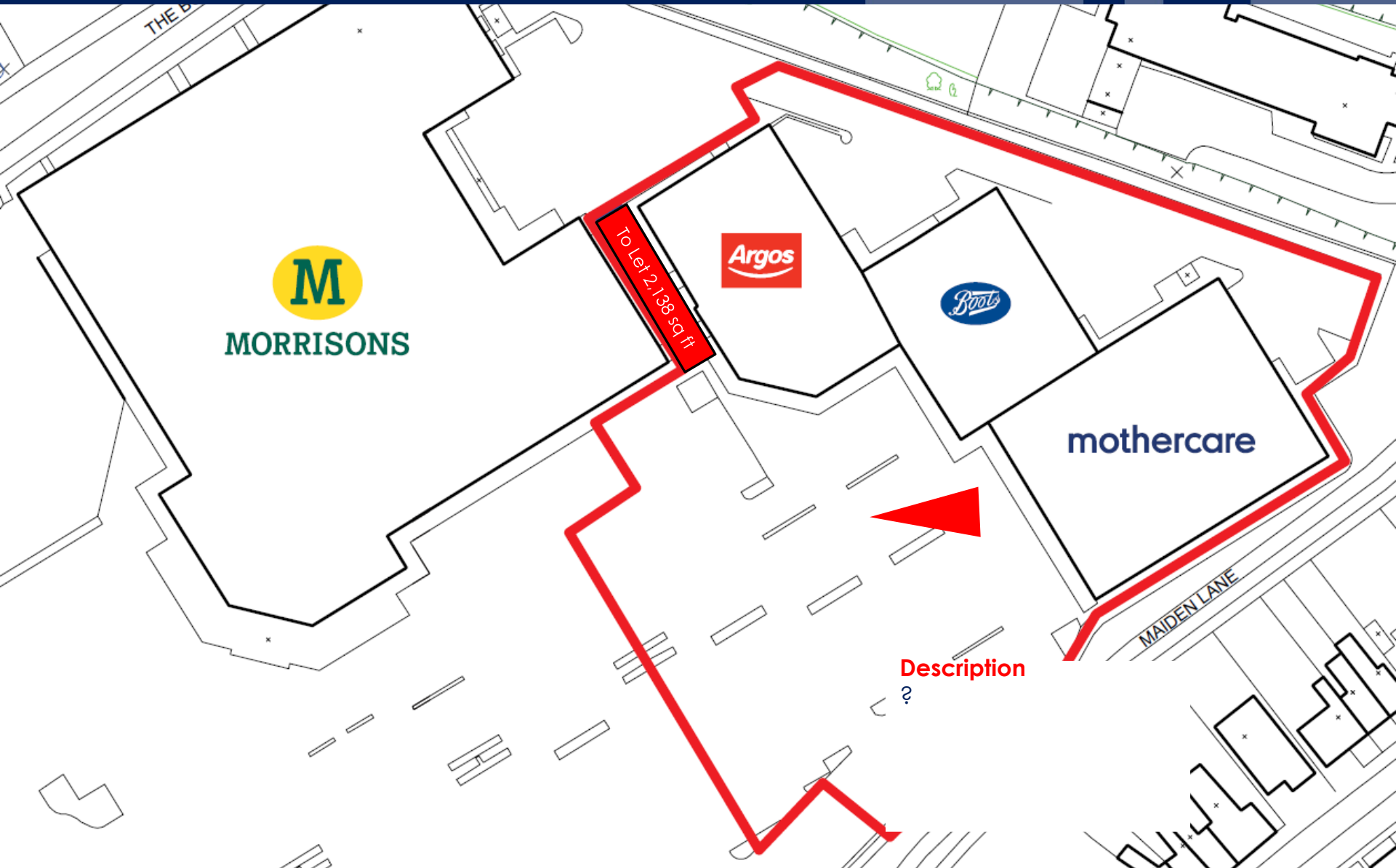




**To Let
2,138 sq ft**

- ❑ 2,138 sq ft retail warehouse unit (1,087 sq ft at ground, 493 sq ft mezzanine and 558 sq ft lower ground)
- ❑ Available by way of assignment or subletting





M
MORRISONS

Argos

Boots

mothercare

To Let 2,138 sq ft

Description

MAIDEN LANE

Location

Located 1 mile south west of the city centre on the A28n Wincheap Road, close to its junction with the A2.

Description

Anchored by Morrisons, with other occupiers including Boots and Argos.

Size/Availability

2,138 sq ft GIA (1,087 sq ft ground floor, 493 sq ft mezzanine and 558 sq ft lower ground). Available by way of an assignment or a sublease on flexible terms.

Lease Terms

An FRI lease expiring on 5 March 2021. The current rent passing is £45,000 per annum.

Condition

Carphone Warehouse will remove their signage and loose fixtures and fittings. The existing M&E, flooring, ceiling grids, etc will be left in situ.

Planning Consent

A1 non food (excluding clothing, shoes, fashion accessories, books or stationery).

Misrepresentation Act 1967: Avison Young for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: (i) the details contained within these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to each of them (iii) no person in the employment of Avison Young or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.

Partnership. Performance.

Rates Payable

£20,622 per annum. NB: No rates are payable until 1 April 2021.

Service Charge

£3,571 per annum.

Inspections/Further Enquiries

All inspections/further enquiries are to be arranged through Avison Young.

Contact**James Potter**

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