

Retail / F&B Unit

Unit 16, Rainham Shopping Centre, Gillingham, ME8 7HW

Ground Floor: 744ft² (69.10m²)

First Floor: 373ft² (34.62m²)

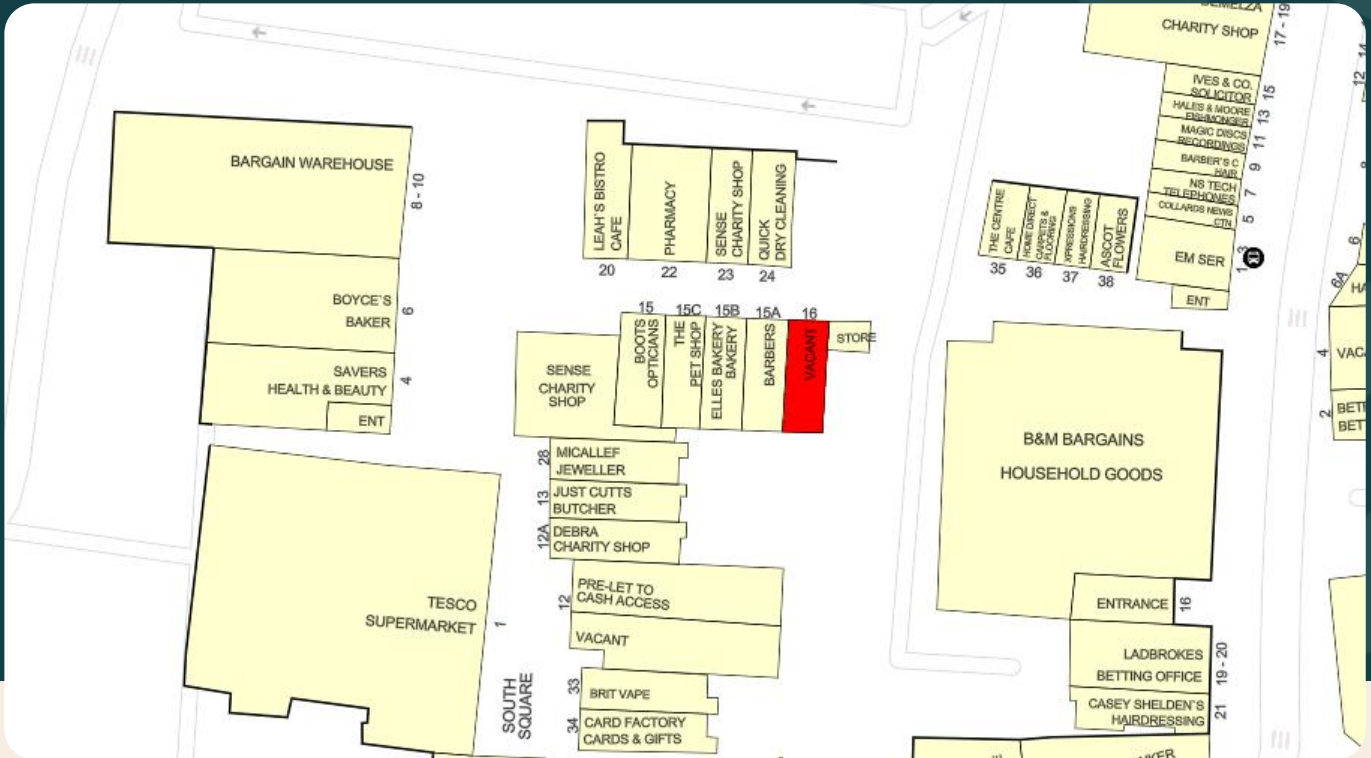


To Let



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Location



Rainham Shopping Centre is a well-established retail destination anchored by national occupiers **including B&M, Tesco, Boots Opticians and Greggs**. The scheme comprises 28 units and benefits from strong footfall, serving the local community and surrounding residential areas.

The unit occupies a prominent position on one of the centre's main retail parades, alongside **Angel Barners, Elle's Bakery and Sense**. The centre includes a 193-space car park to the rear, providing convenient parking for customers and visitors.

The shopping centre offers a well-connected location, just a five-minute walk from Rainham railway station, providing easy access for both local residents and commuters. The centre benefits from a loyal customer base and a good mix of national and independent occupiers.



[Click here](#) for
Google map link



Accommodation

A ground floor unit with ancillary first floor accommodation within the centre's main parade. The premises previously traded as a café and benefits from an existing fit-out.

The property comprises the following approximate internal floor areas:

Net Internal Areas	SQ FT	SQ M
Ground Floor	744	69.10
First Floor (Ancillary)	373	34.62
Total	1,117	103.72

Rent

Quoting rent **£24,000 per annum** exclusive

VAT

VAT is applicable at the prevailing rate.

EPC Rating

The property is currently rated within band B (33).



Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

Service Charge

Service charge and building insurance are payable on an apportioned basis. The current service charge estimate is £3,386 per annum. Further details upon request.

Business Rates

The premises is assessed as follows:

Rateable Value:	£17,250
UBR (2026/2027):	0.382
Rates Payable:	£6,590

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

Legal Costs

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

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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