



SPACE TO LET - LOCKMEADOW, MAIDSTONE

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LOCATION

Lockmeadow Leisure is located close to the centre of Maidstone in Kent, approximately 31 miles southeast of London and approximately 24 miles west of Canterbury.

The Property is in a prominent position on the banks of the River Medway, immediately to the south of the Town Centre, which is mainly on the other side of The River Medway to The Property and accessible from The Property by both pedestrian and vehicular bridges. The Property is within a short walking distance of the nearest railway station: Maidstone West British Rail Station. The Property adjoins the town's court building and is accessible from Barker Road, with residential development to the west. Most of the south and eastern boundary of The Property abuts the River Medway.

We attach, opposite, a location plan showing the location of the Property in the context of the town centre, the River Medway and Maidstone West British Rail Station.



DESCRIPTION – EXISTING ANCHORS

The Property comprises Maidstone's premier and only leisure complex.

The Property reportedly extends to approximately 150,000 square foot of built space and is anchored by excellent traditional "Leisure Box" tenants, including an Odeon Luxe Cinema, Hollywood Bowl, and a Gravity Trampoline Park.

Also forming part of The Property is Lockmeadow Health Club (formerly a David Lloyd Leisure Club and now run by Serco), a reasonably new food court - Love Food @ Lockmeadow - and a new Virtual Reality outlet



AVAILABILITY- UNITS TO LET

Although benefitting from the usual 'Leisure Box' tenants, two of the ground floor commercial units have recently become vacant. One of these units extends to approximately 3,960 sqft (STMS) plus storage and the other one to approximately 6,193 sqft (STMS) together with an outdoor area. Our client is looking to let these units to operators that might be able to increase the overall 'draw' and footfall to the leisure complex and has in mind the following types of uses, all subject to the necessary consents where appropriate:

Convenience Store



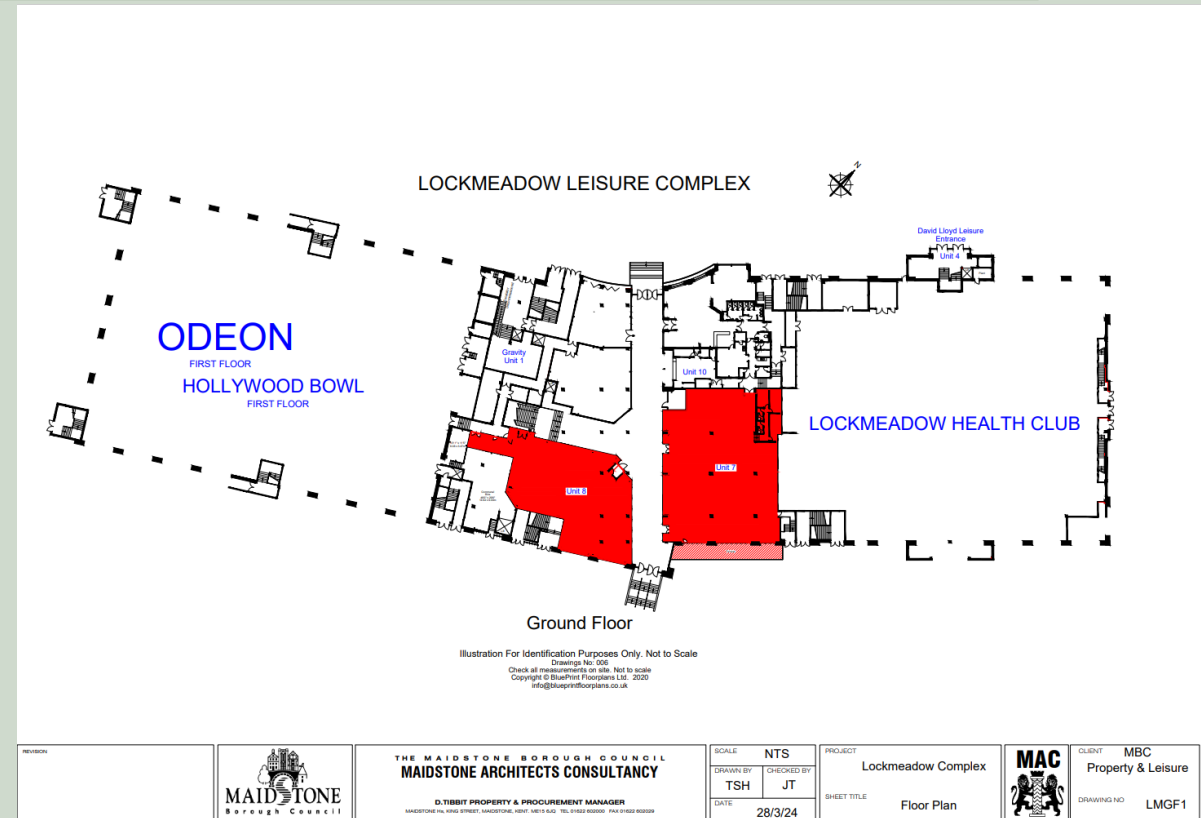
Experiential Leisure



Children's Nursery



Food and Beverage



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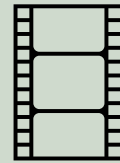
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AVAILABILITY- POTENTIAL FOR OTHER OPERATORS

As well as the two currently available ground floor units To Let, the Council is looking for other operators who might be able to increase the overall offer and appeal of Lockmeadow.

For example, there is a large outdoor area, Known as Coronation Square, which may be suitable for temporary or more permanent uses such as Padel Tennis , Soft Play and Pop- up Cinemas and food and beverage.



Pop up cinema



Padel Tennis



Soft Play

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PLANNING

The Property falls under the auspices of Maidstone Borough Council.

Maidstone's principal planning document is the Maidstone Borough Local Plan, which was adopted on 25th October 2017, and which sets out the framework for development in the Borough until 2031.

There is specific mention of The Property under Policy SP4 -Maidstone Town Centre- of the Local Plan which states, under 4.49, that:

*"Maidstone town centre also supports a wide range of leisure, cultural and tourist attractions and enjoys an active night-time economy. The majority of cultural and tourist facilities are based around the historic core of the town and include the Hazlitt Theatre on Earls Street , the recently extended museum on St Faith's Street and the Archbishops Palace and All Saints Church to the south. **Lockmeadow is the town's major leisure and entertainment complex** (our emphasis) whilst Earl Street has become a particular focus for restaurants and cafés."*

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EPC

Available on request

TERMS

The Council is seeking rental offers for both the available units on lease terms to be agreed . Leases will be on effective full repairing and insuring terms with the Council being responsible for maintaining the structure and exterior of the premises and recovering by way of a service charge.

LEGAL COSTS

Each party is to be responsible for its own legal costs in connection with this matter.

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FURTHER DETAILS AND VIEWINGS

Further information in relation to the Property can be made available to interested parties on request.

Any viewings are to be undertaken strictly by appointment through the letting agent, EiA Real Estate Advisory.

For all enquiries and further information please contact:

Gavin Brent: gavin.brent@eia-re.co.uk (07920 812019)



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