



**STONES FARM DEVELOPMENT, THE STREET, BAPCHILD,  
SITTINGBOURNE, KENT ME9 9AD**

**NEW RETAIL UNITS TO LET**



## LOCATION

The premises are situated within the new Stones Farm residential led development in Bapchild, to the east of Sittingbourne, where 592 houses and flats are proposed to be built, with Phase 1 currently under construction.

Stones Farm is located on the north side of the A2 between Faversham and Canterbury within a short distance of a significant and rising residential population from East Sittingbourne, Bapchild and Teynham.

## DESCRIPTION

The proposed development comprises ground floor shop units ranging from 575 sq ft to 1,380 sq ft. The premises will be available to let in shell condition with shop fronts installed and services available to each unit ready for fitout by the ingoing tenant. The premises may be suitable for a range of A1 & D1 planning uses, subject to restrictive opening hours and deliveries falling within 6 am to 11 pm daily.

Dedicated parking for customers and staff will be available to the front of the premises.

The units are currently expected to be available for occupation in the 2<sup>nd</sup> quarter of 2022.



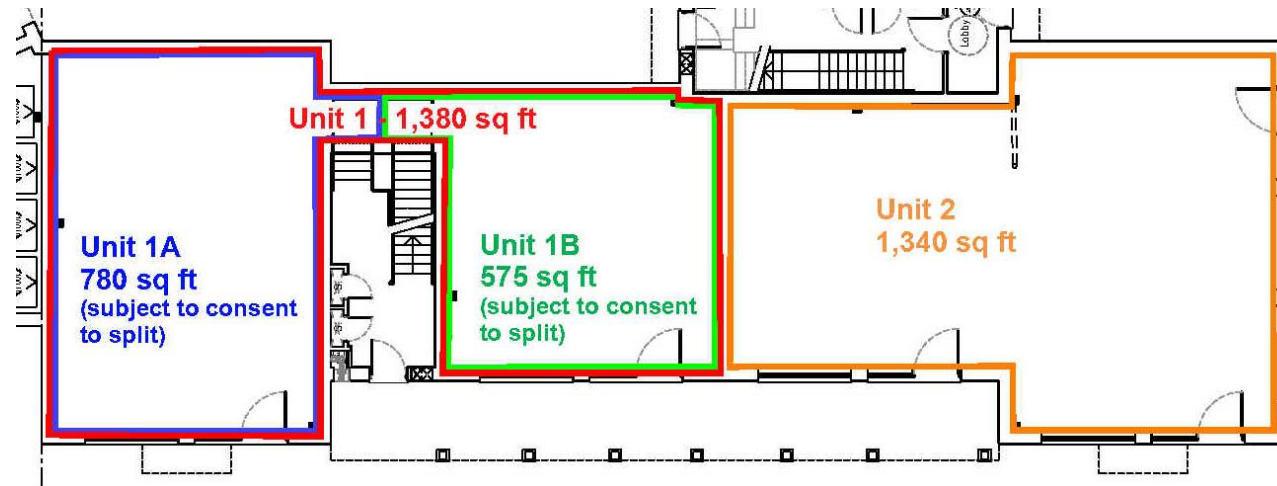
## ACCOMMODATION

Approximate gross internal areas based on the approved planning consent:

Shop Unit 1: 1,380 sq ft 128.2 sq m  
 Shop Unit 2: 1,340 sq ft 124.6 sq m

An amendment to the planning consent is being sought to split unit 1 into two units which would be available on the following basis (If approved):

Shop Unit 1a: 780 sq ft 128.6 sq m  
 Shop Unit 1b: 575 sq ft 124.6 sq m



## TERMS

Offers are invited based on the following:

Shop Unit 1: 1,380 sq ft £23,000 pax (Unit 1A: £13,000 pax / Unit 1B: £10,000 pax)  
Shop Unit 2: 1,340 sq ft £22,500 pax.

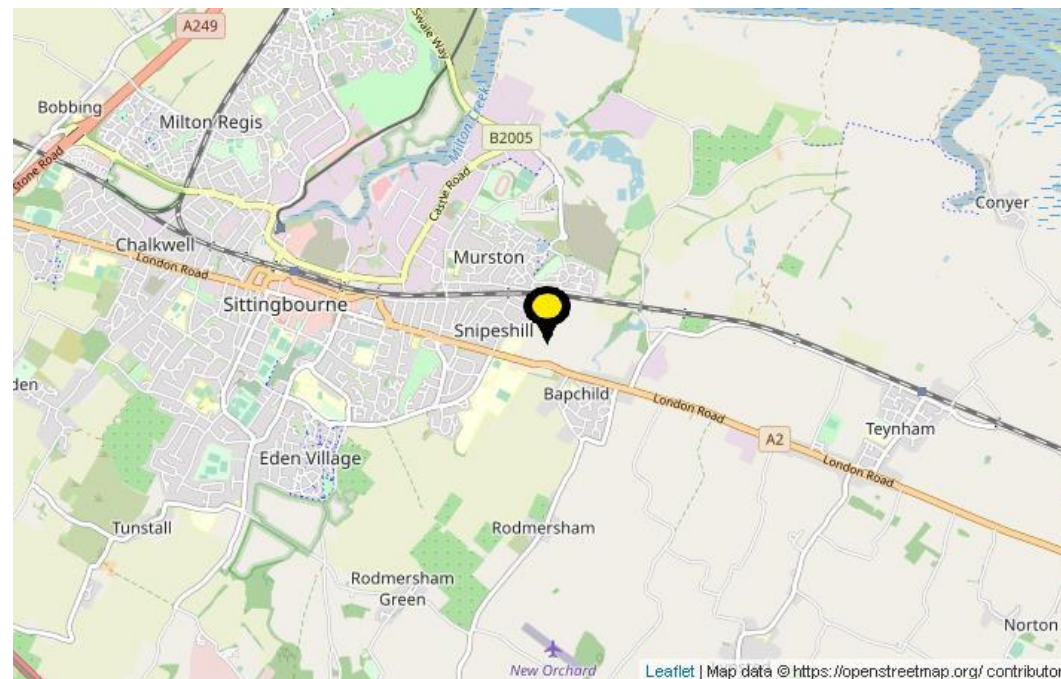
Each unit is to let leasehold subject to a new Full Repairing and Insuring Lease for a term to be agreed.

## Ratable Value & EPC

The premises have yet to be assessed for Business Rates and the EPC assessment will be confirmed following completion of building works.

## CONTACT

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