

PENTAGON shopping centre



PENTAGON SHOPPING CENTRE

CHATHAM, ME4 4HY

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Chatham is the commercial heart of the Medway region, located approximately 48km (30 miles) to the South East of London, 11km (7 miles) north of Maidstone and closely linked to the nearby towns of Rochester and Gillingham.

Chatham has a resident population of 77,000 and draws shoppers from the whole Medway region. The Pentagon Centre dominates the retailing in Chatham with over 330,000 sq. ft. of retail and 430 car parking spaces. The centre is home to national retail brands such as Boots, New Look, Wilko, JD Sports and Sainsbury's complemented by strong local businesses and catering options.

In 2016 Chatham was ranked #51 in the UK's Hot 100 Retail Locations by Property Week. This reflects the town's position as one of the best opportunities for investors due to its high potential population growth and scope to increase the retail offer.

Chatham has an important maritime and military heritage going back for over 400 years, and the revamped Historic Dockyard Chatham was the birthplace of plenty of illustrious ships including Nelson's HMS Victory.



% CUSTOMERS TRAVEL
< 20 MINS

76%



TOTAL FLOOR AREA
382,364 sq ft



PURCHASE RATE %

89%



FOOTFALL
8.5 million



TRAVEL METHOD
**33% travel by
car**





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CAR PARKING SPACES

433




% CUSTOMERS TRAVEL < 10 MINS

47%



AVERAGE RETAIL SPEND (£)

31.00




AVERAGE TOTAL SPEND (£)

31.59




% CUSTOMERS DON'T SHOP ONLINE

43%



AVERAGE DWELL TIME

72 mins




AVERAGE GROCERY SPEND (£)

21.66



% CUSTOMERS VISIT ONCE A WEEK

68%



PRODUCT GROUPS BROUGHT FROM

47% bought food and drink

AVERAGE CATERING SPEND (£)

6.79





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UNIT AVAILABILITY

UNIT	GROUND	TOTAL	RENT	RV*	ARP**	ASC***
Unit 10	1,018	1,018	P.O.A	£25,500	£12,520	£6,966
Unit 17-18 & Store Q3	3,559	3,559	P.O.A	£97,500	£49,140	£23,301
Unit 27-28	1,897	2,359	P.O.A	£70,500	£35,532	£16,509
Unit 35	838	838	P.O.A	£29,000	£14,239	£5,963
Unit 42 & First Floor MSU	16,534	16,534	P.O.A	£65,000	£32,760	£88,245
Unit 45-46	1,980	1,980	P.O.A	£71,000	£35,784	£14,293
Unit 47	947	1,010	P.O.A	£36,750	£18,044	£7,076
Unit 48	2,140	2,140	P.O.A	£63,500	£32,004	£14,173
Unit 51-53	5,010	6,510	P.O.A	£94,000	£47,376	£34,192
Unit 54-55	2,176	2,176	P.O.A	£53,500	£26,964	£13,888
Unit 57	766	766	P.O.A	-	-	£5,489

*RATEABLE VALUE

**ANNUAL RATES PAYABLE

***ANNUAL SERVICE CHARGE



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Misrepresentation Act These particulars do not constitute part of an offer or contract. They are intended as a guide to prospective purchasers or lessees. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser or lessees should satisfy themselves as to the correctness. Neither the agents or the vendors or the lessees are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are concluded through this office.



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UNIT AVAILABILITY

UNIT	GROUND	TOTAL	RENT	RV*	ARP**	ASC***
Unit F	2,304	2,993	P.O.A	£32,000	£15,712	£19,099
Unit 209a High Street	765	1,531	P.O.A	£22,000	£10,802	£0

*RATEABLE VALUE

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CENTRE CATCHMENT DETAILS

Chatham

National Rank
246 / 4,580

Region
South East

Region Rank
38 / 642

Centre Type
Town Centre/High St.

Stores
177

Centre Type Rank
190 / 3,290

SPEND POTENTIAL

- TOTAL: £137m
- RESIDENTIAL: £104m
- TOURIST: £27m
- WORKER: £6m
- ONLINE LEAKAGE: £35m

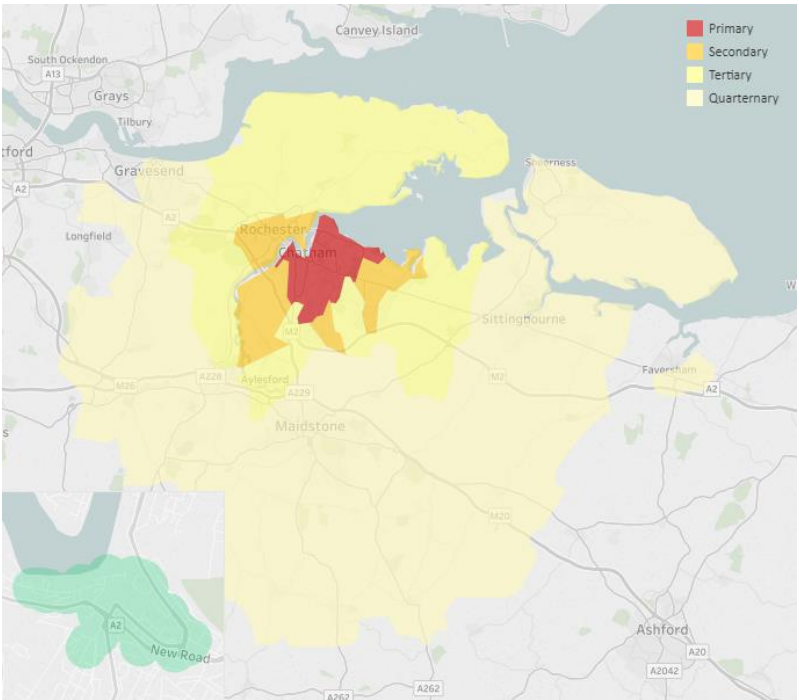
Ranking Comparison

Rank	Centre Name	Spend Potential
36	Aylesbury	£155m
37	Farnham	£150m
38	Chatham	£137m
39	Tunbridge Wells - Longfield	£137m
40	Banbury	£136m
41	Hastings	£132m
42	Slough	£121m
43	Whiteley	£110m

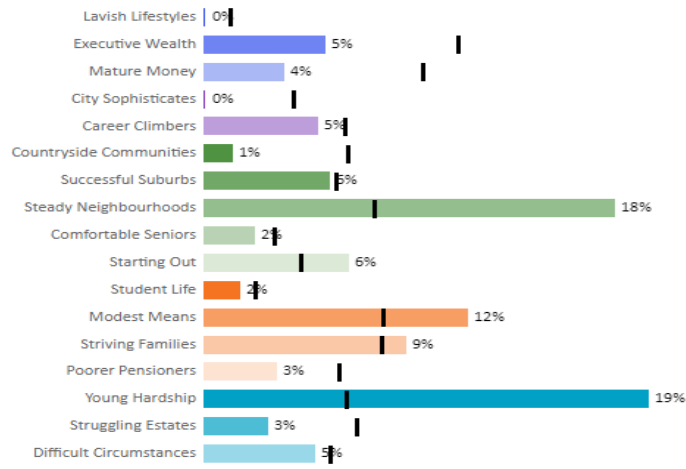
Icon Key

- National Benchmark
- Clothing & Footwear
- Catering
- Convenience Goods
- Durable Goods
- House & Home
- Leisure Goods
- Personal Care
- Personal Goods

Retail Catchment



Acorn Profile



Catchment	Population
Primary	128,175
Secondary	93,096

Retail Mix

