

UNIT 1, 3-5 MEDWAY STREET,
MAIDSTONE, KENT, ME14 1JS

SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



TO LET – CLASS E UNIT

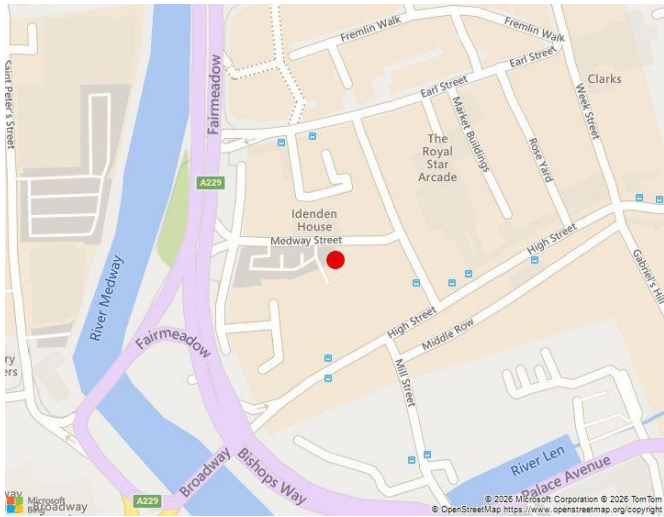
- 689 sq ft NIA
- Ground Floor retail / office space
- £12,730 per annum exclusive
- Lease assignment expiring September 2031
- Direct pedestrian access to High Street

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP Registered in England and Wales No. OC400776 Registered Office: 1 Ashford Road, Maidstone, Kent ME14 5BJ VAT Registration No. 218 5130 30

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Location

The subject property is located on Medway Street in Maidstone at the entrance to popular public car park, offering convenient access to the High Street. The property is situated amongst a varied mix of retail, office and residential occupiers.

Maidstone has good communications with access to the motorway network via junctions 5, 6 & 7 of the M20, and also benefits from 2 mainline stations that provide regular services to both London Victoria, and high speed services to London St Pancras International via Strood. The property is close to the central bus stops with a variety of bus routes servicing it.

Accommodation

The property comprises a ground floor Class E unit, suitable for a variety of uses (subject to planning). The unit provides open plan retail/office space with a partitioned board room, as well as kitchenette and WC facilities to the rear.

The unit extends approximately **689 sq ft (64 sq m)** NIA.

The property benefits from demised parking. Further information available on request.

Rateable Value

RV £11,750 @ 49.9p in the £ for the year 2025/2026.

(May be eligible for small business rates relief, please enquire with local borough council for further information)

Please refer to the Local Authority for further information on rates.

EPC

Awaited

Subject to contract

Rent

£12,730 Per Annum Exclusive

Terms

Assignment of a 16 year lease expiring **15th September 2031**. Further details available upon request.

Legal Costs

Each side to bear its own legal and professional costs

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



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NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

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