



GROUND FLOOR OFFICES

677 Sq Ft (62.89 Sq M)

TO LET

REAR OF 59 HIGH STREET, MAIDSTONE, KENT ME14 1SR

www.harrisons.property

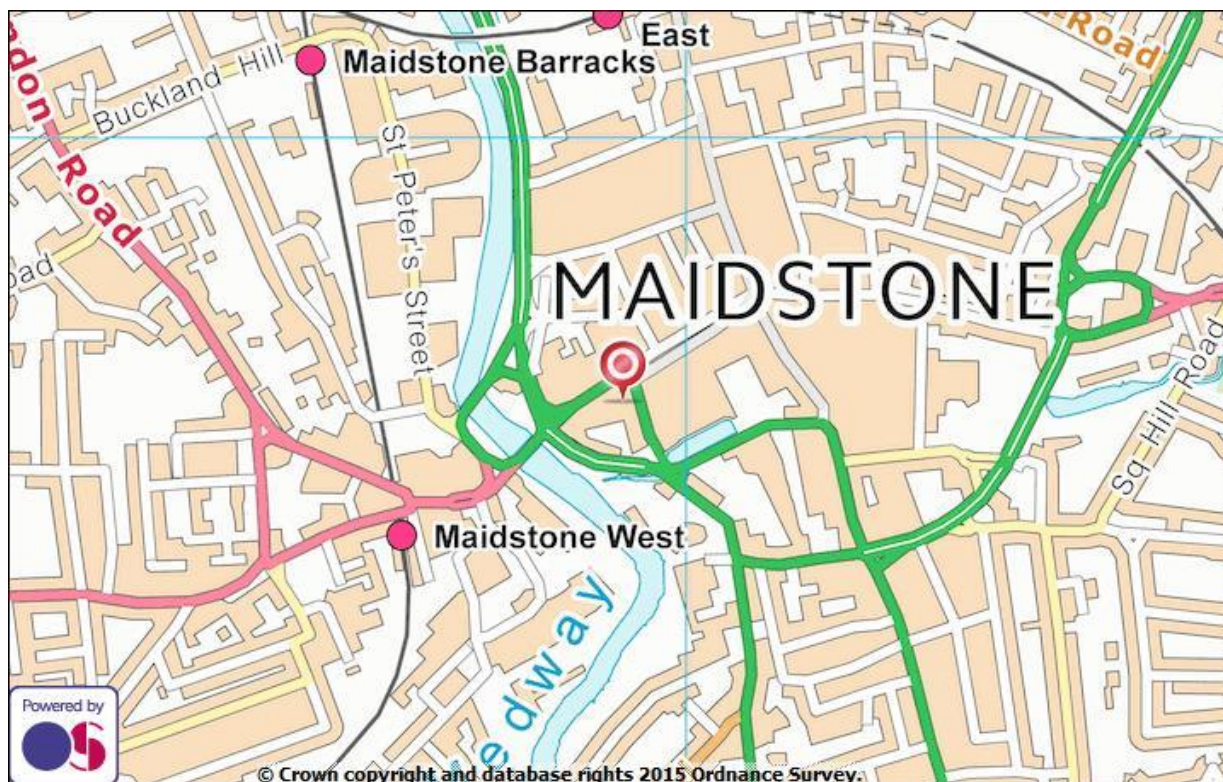
PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The property is situated on the south side of Maidstone High Street between its junctions with Bishops Way to the west and Mill Street to the east.

Maidstone High Street is currently undergoing improvement works and the property is ideally located to both Maidstone East and Maidstone West railway stations and the prime retail areas of Week Street and Fremlins Walk.



DESCRIPTION:

The premises, the rear part of this attractive building providing accommodation on the Ground floor with its own WC and kitchen facilities. Parking for up to 2 cars subject to availability at additional rent.

ACCOMMODATION:

All areas are approximate:

Ground Floor Office 677 sq ft (62.9 sq m)

TERMS:

The premises are To Let on a new internal and repairing lease plus service charge to cover maintenance of the external and common areas.

RENT:

£14,000 per annum

LEGAL COSTS:

Each party to be responsible for their own legal costs.

www.harrisons.property

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Description: Office And Premises

Rateable Value (2023): £11,000

UBR in £: 49.9p

Rates Payable: Potentially nil if this is the occupiers only property as occupiers of premises with a Rateable Value below £12000 may qualify for full relief.

Potential applicants are advised to check with the Local Rating Authority Maidstone Borough Council for the actual business rates payable.

EPC:

The Energy Performance Asset Rating for this property is E (104).

The EPC certificate for this property can be downloaded from the Harrisons Website.

VIEWING:

Mr Jonathan Creek (Maidstone)

01622 692144

jcreek@harrisons.property

www.harrisons.property



PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
- 5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.
- 6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.
- 7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

Ref: 25/09/24 / / 829

www.harrisons.property

Maidstone Office: Springfield Rag Room, Mill Lane, Maidstone, Kent, ME14 1GU
info@harrisons.property | T: 01622 944000
Medway Office: Innovation Centre Medway, Maidstone Road, Chatham, Kent ME5 9FD
info@harrisons.property | T: 01634 265900

