

FIRST & SECOND FLOOR, 119A WEEK STREET, MAIDSTONE, KENT, ME14 1RB

SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

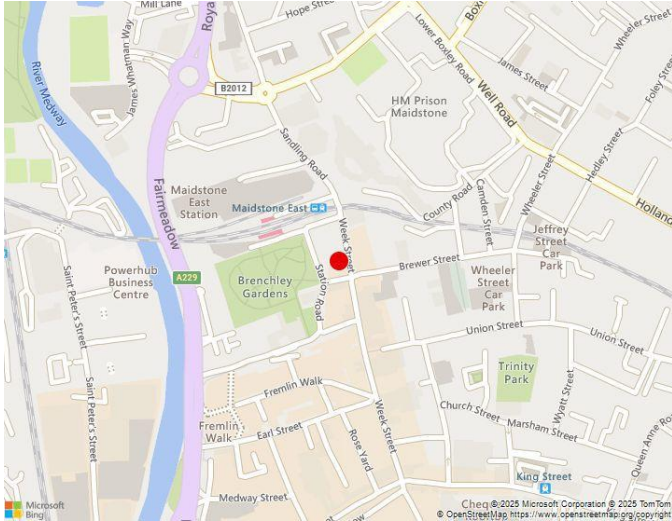


TO LET

- Town centre location
- Suitable for variety of uses (stp)
- £6,000 per annum
- Short walk to Fremlin Walk

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EPC

Awaited

Rateable Value

RV £11,000 @ 49.9p in the £

Rates payable £5,489 for the year 2024/25

(May be eligible for small business rates relief)

Terms

To take a new lease by negotiation.

Rent

£6,000 per annum exclusive

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). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



Dominic Barber

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Thomas Langston

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Location

The property is located at the northern end of Week Street, close to Maidstone East Railway Station and a short walk away from Fremlin Walk. It is located close to Payden's Pharmacy, KFC and McDonald's as well as other local and national retailers.

Accommodation

The accommodation comprises 3 rooms across the first and second floor which are accessed via the ground floor retail unit, let to Vape Zone. The rooms are suitable for a variety of uses and have previously been used by a tattoo artist, as well as a teeth whitening studio.

The approximate floor areas are as follows:

First Floor

Room 1 128 sq ft (11.93 sq m)

WC

Second Floor

Room 2 128 sq ft (11.93 sq m)

Room 3 95 sq ft (8.82 sq m)

Total 352 sq ft (32.68 sq m)

Approximate measurements on NIA basis



Subject to contract

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.

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

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