

## FREEHOLD INVESTMENT - **FOR SALE**



## Unit 1 Queen Anne Road, Maidstone, Kent, ME14 1HU

290.97 sq m (3,132 sq ft)

- ▶ Town centre investment
- ▶ Convenient transport links
- ▶ £18,500 per annum income



## Location

The property occupies a highly accessible location on Queen Anne Road, in the heart of Maidstone, Kent. It is well connected via the A229, A249, and M20 motorway, and is a short distance from Maidstone East and West railway stations. The area is a mix of residential, retail, and light industrial users, offering excellent local demand for car-related services.

## Description

Unit 1 comprises a single-storey commercial/industrial premises of solid brick construction with a pitched steel truss roof incorporating translucent roof panels, providing good levels of natural light. The property features a wide roller shutter entrance measuring approximately 5.26 metres, offering excellent access for vehicles, machinery, or bulky goods. Internally, the unit provides an open-plan layout with a clear eave's height of approximately 4.0 metres below the roof trusses, suitable for a variety of operational layouts. The floor is solid concrete throughout, and the space benefits from good natural ventilation, basic utility connections, and internal fittings such as a seating area and wash/preparation zones with drainage infrastructure already in place. There is a small mezzanine/office structure to the front. The unit is suited to a range of commercial uses including vehicle servicing, light industrial activities, trade counter, or storage (subject to planning). There is no forecourt or additional parking available for the unit.

## Accommodation

Area	Sq. m	Sq. ft
Warehouse	290.97	3,132

## Price

Offers in the region of **£280,000** are sought for the freehold interest, subject to contract and with the benefit of the existing lease. Gross Initial Yield: 6.61% (based on the current rent and asking price)

## Tenancy Details

The current lease expires on 7<sup>th</sup> April 2032. The lease has provision for rent reviews every 5 years next one being on 7th April 2028. The current passing rent is £18,500 per annum.

## EPC

86 D

## Rates

According to the Valuation Office Agency website the property's description is "Car Wash and Premises" and the Rateable Value is £19,000 . For information regarding business rates please visit Gov.uk.

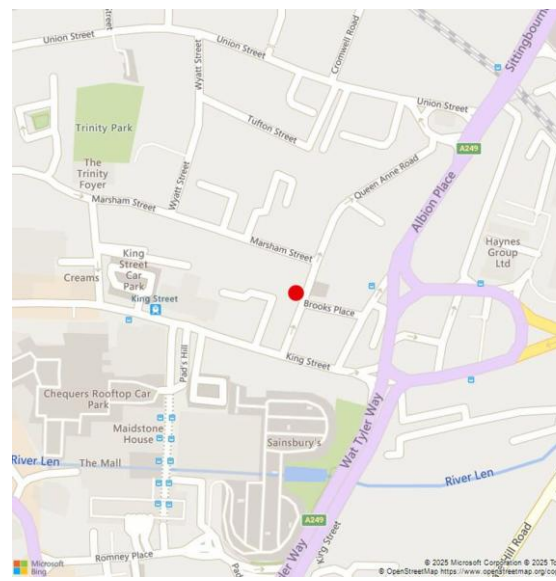
## Legal Costs

Each party is to be responsible for their own legal costs.

## Further Information

For access to the data room with further information including title, plans, copy lease, EPCs, please follow :

[https://drive.google.com/drive/folders/12jrEGmABzTIQdwn3iHpX7bOAI6IFTgPq?usp=drive\\_link](https://drive.google.com/drive/folders/12jrEGmABzTIQdwn3iHpX7bOAI6IFTgPq?usp=drive_link)



## Viewing

By appointment, please contact:

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