

**UNIT 5 GRANADA HOUSE, GABRIELS
HILL, MAIDSTONE, KENT, ME15 6JR**

SP SIBLEY PARES

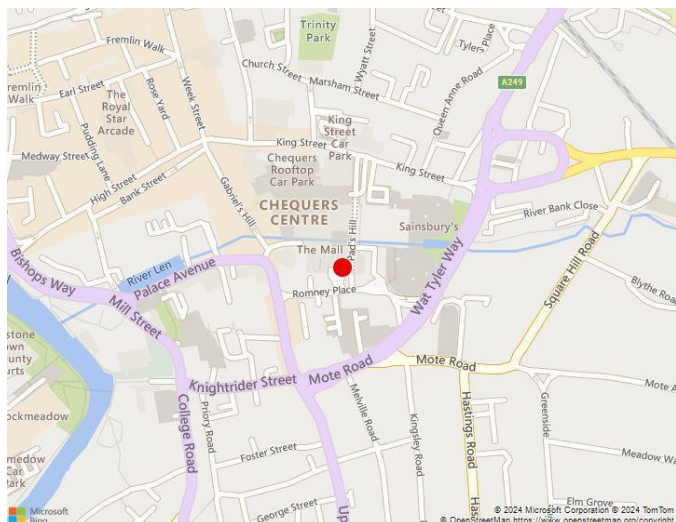
CHARTERED SURVEYORS & ESTATE AGENTS



RETAIL UNIT TO LET IN MAIDSTONE TOWN CENTRE

- £18,250 per annum
- Ground floor retail unit in a town centre location
- Suitable for a variety of uses
- "E" Planning use class

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



Location

Granada House is located towards the lower (southern) end of Gabriel's Hill and Lower Stone Street. The lower ground floor entrance to The Mall is located adjacent to Unit 1 Granada House, which provides footfall for most of the working day. The property is located close to the Golden Boot and Robert Dyas.

Description

Town Centre Ground Floor Retail Unit To Let

Accommodation

The property comprises a ground floor retail unit with customer WC's, one of which is DDA compliant, kitchen area and staff WC.

Area	Sq Ft	Sq m
Ground Floor Retail Area	918	85.28
Kitchen	44	4.08
Customer WC's	133	12.32
Storage	39	3.63
Total NIA	1,134	105.35

EPC

E (102)

Rateable Value

RV £12,000 @ 49.9p in the £

Rates payable £5,988 for the year 2023/24

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

Rent

£18,250 Per Annum Exclusive

Terms

To take a new FRI lease by negotiation.

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



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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.