



GROUND FLOOR OFFICES/ RETAIL PREMISES

1,529 Sq Ft (142.04 Sq M)

TO LET

58 HIGH STREET, MAIDSTONE, KENT ME14 1SY

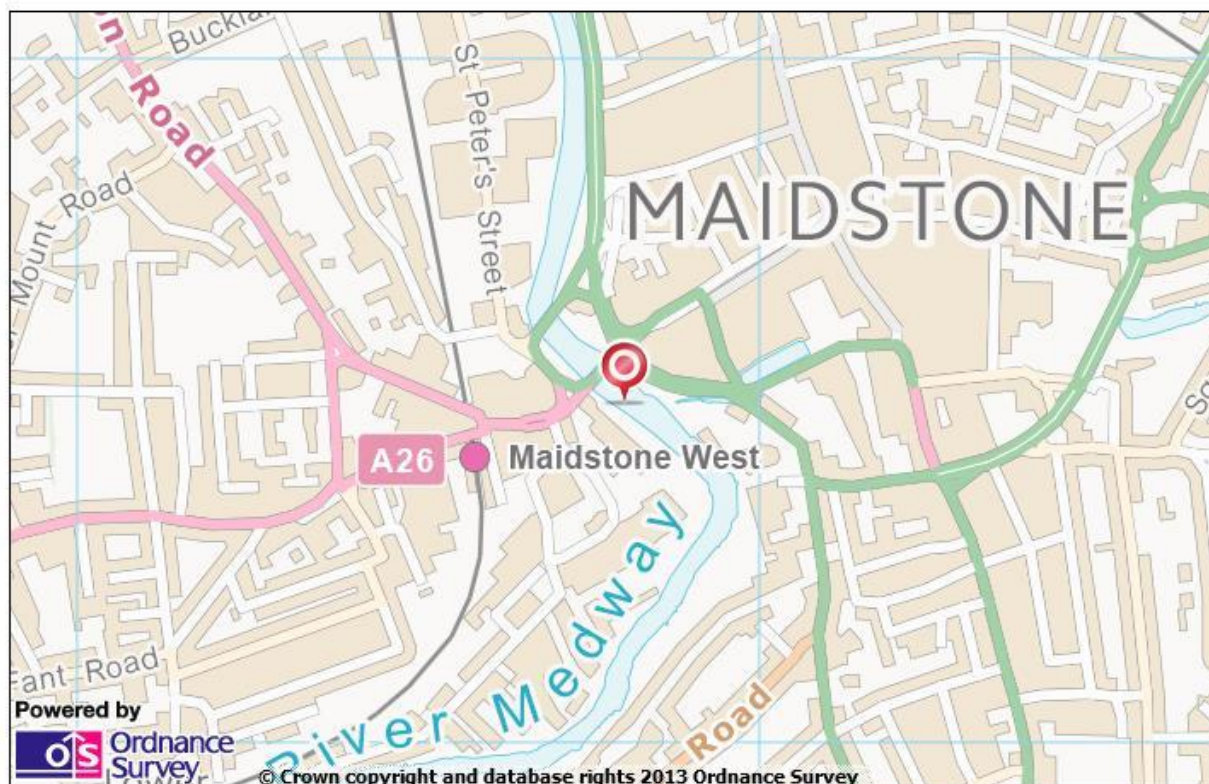
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LOCATION:

The premises are located on the south side of Maidstone High Street between its junctions with Bishop's Way to the west and Mill Street to the east. This is the lower end of the High Street close to the river. This location is now predominately occupied by offices, leisure, food and specialist retail users.



DESCRIPTION:

The property comprises a ground floor incorporating a mezzanine first floor. Historically the property has been used as a Post Office and more recently the ground floor has been occupied as a banking hall.

The front ground floor office incorporates some partitioning.

First Floor and Second Floor offices are also available if applicants require additional space.

Parking could be made available at extra cost

ACCOMMODATION:

All areas are approximate and total net area:

Ground Floor

Banking Hall	775 sqft	(72 sq m)
2 Offices	500 sqft	(46.45 sq m)
Staff Room	108 sqft	(10.03 sq m)
Kitchen	36 sqft	(3.34 sq m)

WC

Mezzanine Level

Office	41 sqft	(3.81 sq m)
Kitchen	69 sqft	(6.41 sq m)

Circulation Space & WC's

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TERMS:

The property is To Let on terms to be agreed.

RENT:

£25,000 per annum exclusive.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

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:

Ground Floor & Part First Floor Rateable Value: £20,250

Please note these are not the rates payable. Applicants are asked to contact the Local Authority over the actual rates payable.

EPC:

The Energy Performance Asset Rating for this property is E with a score of 116.

VIEWING:

Mr Jonathan Creek

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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.

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