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The Beauty Tree  
Holistic & Beauty Clinics




8 am - 6.30 pm

Nail Enhancement • Nail Art • Luxury Spa Manicure  
Luxury Spa Pedicure • Pedi Detox • Tanning  
Waxing • Facials • Permanent Eyelash Curling  
Eyelash Tinting • Eyebrow Tinting • Make-Up

Men's Treatments • Reflexology • Aromatherapy  
Swedish Massage • Indian Head Massage • Reiki  
Therapy • Cryo-wrap • Back Treatment  
Spa Body Treatments • Enzymatic Sea Mud Wrap




**TO LET** 52.6 SQ M (566 SQ FT)

RETAIL UNIT

MEDWAY STREET, MAIDSTONE, KENT ME14 1JS

est. 1828  
**bracketts**

**TO LET**

**RETAIL UNIT**

**APPROX. 52.60 SQ M (556 SQ FT)**

**MEDWAY STREET  
MAIDSTONE  
KENT  
ME14 IJS**



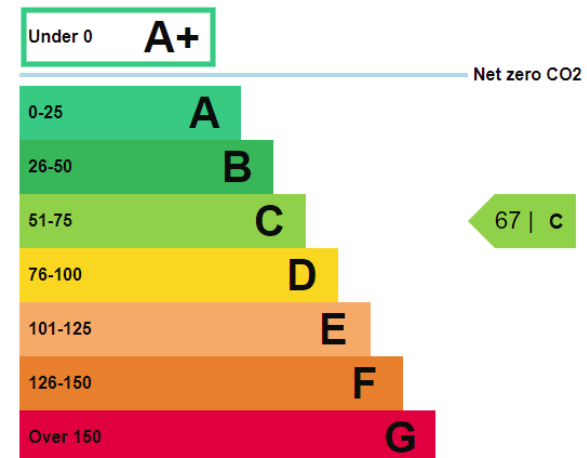
**bracketts** est. 1828

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Kent TN9 1BB  
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E-mail: [info@bracketts.co.uk](mailto:info@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 27-29 High Street,  
Tunbridge Wells, Kent  
Tel: (01892) 533733

This property's current energy rating is C.



## LOCATION

The unit is located on Medway Street which is within 500 yards of Maidstone High Street. The property is situated below residential apartments, in a parade of shops which also includes a hairdresser and Indian restaurant.

The property is situated within 0.5 miles of Maidstone West mainline station and less than 100 yards from the A229 dual carriageway.

## DESCRIPTION

Comprises an inner terraced building providing lock-up ground floor retail accommodation which was most recently used as a beauty clinic.

The property comes with 1 allocated parking space.

## FLOOR AREA

The unit has the following approx. gross internal floor areas:

Max internal depth	7 m	23 ft
Max internal width	5.46 m	18 ft
Ground Floor sales	31.63 sq m	340 sq ft
Mezzanine	20.97 sq m	226 sq ft

## TERMS

The property is available to be let by way of a new effective full repairing and insuring lease for a term by arrangement.

## RENT

£9,750 per annum exclusive, payable quarterly in advance.

## VAT

VAT is not applicable

## BUSINESS RATES

To be confirmed.

UBR for 2022/23 is 49.9p in the £.

## RENTAL DEPOSIT

The ingoing tenant may be required to provide a rental deposit as security.

## PLANNING

Class E planning use

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

C67

## VIEWING

Strictly by appointment through sole joint agents Bracketts:

Telephone: **01732 350503**

### Dom Barber

dominic.barber@bracketts.co.uk

### Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

***Subject to contract***

### Important Notice

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

