



Substantial Town Centre Investment – Occupied by Epic Bars Limited

INVESTMENT HIGHLIGHTS

- Virtual Freehold available
- Held for a term of 999 years from 18/12/2002 at a fixed rent of £25 pa
- Well located within Maidstone town centre
- Entire building currently let to Epic Bars (Maidstone) Limited (t/a Ovation Nightclub) at £120,000 per annum exclusive on 15 year lease from May 2023 (no breaks)
- Total area approximately 16,048 sq ft



LOCATION

Maidstone is the county town of Kent located approximately 32 miles south east of London. The town benefits from a sizeable resident population and a strong catchment, supported by a mix of office, retail and leisure uses.

The town has a well-established retail and leisure offer with a combination of national multiple retailers and strong independent operators. Key occupiers include **Primark, Tesco, JD Sports, Waterstones, Hotel Chocolat, Five Guys, Pizza Express** and **McDonald's**. The popular Hazlitt Theatre and Odeon Cinema are also located nearby. Maidstone town centre is supported by several multi-storey car parks providing substantial parking provision. The property is prominently situated in the heart Maidstone town centre, on the west side of Gabriel's Hill, which leads directly to The Mall Shopping Centre.

Maidstone benefits from excellent road communications, with Junctions 5, 6 and 7 of the M20 motorway providing direct access to London, the M25 and the wider South East. The A229 and A26 further connect Maidstone to surrounding towns including Sevenoaks and Ashford.

The town is well served by rail links with direct services to London Victoria with journey times of approximately 1 hour and offers services to London St Pancras via High Speed connections.

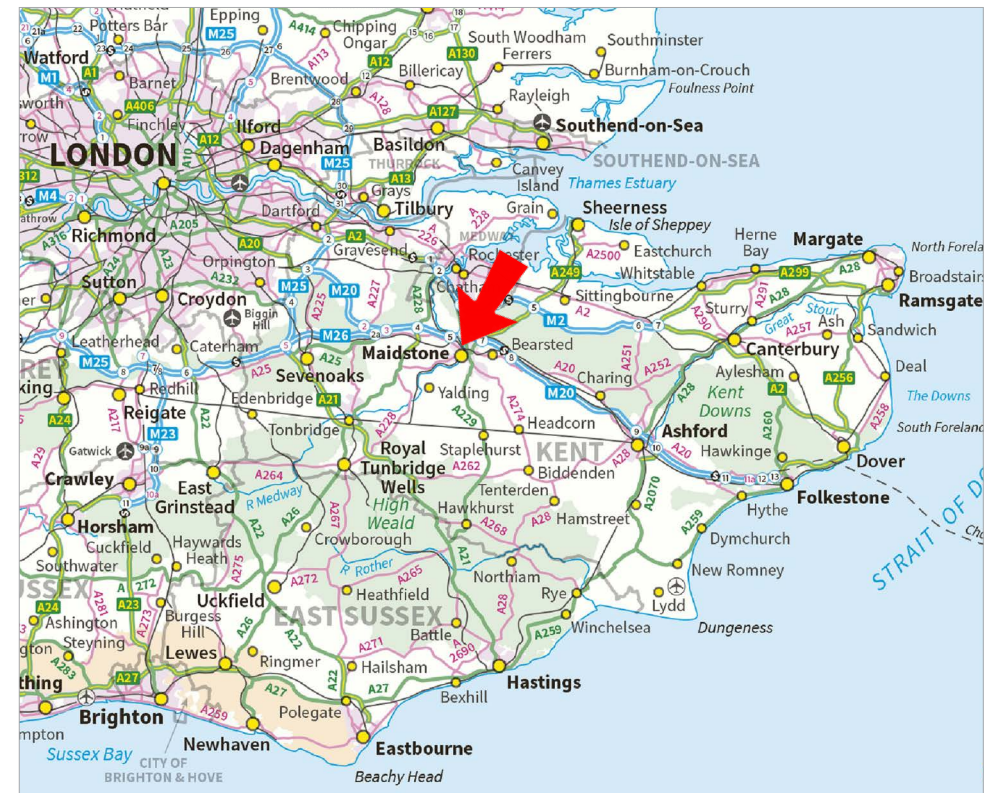
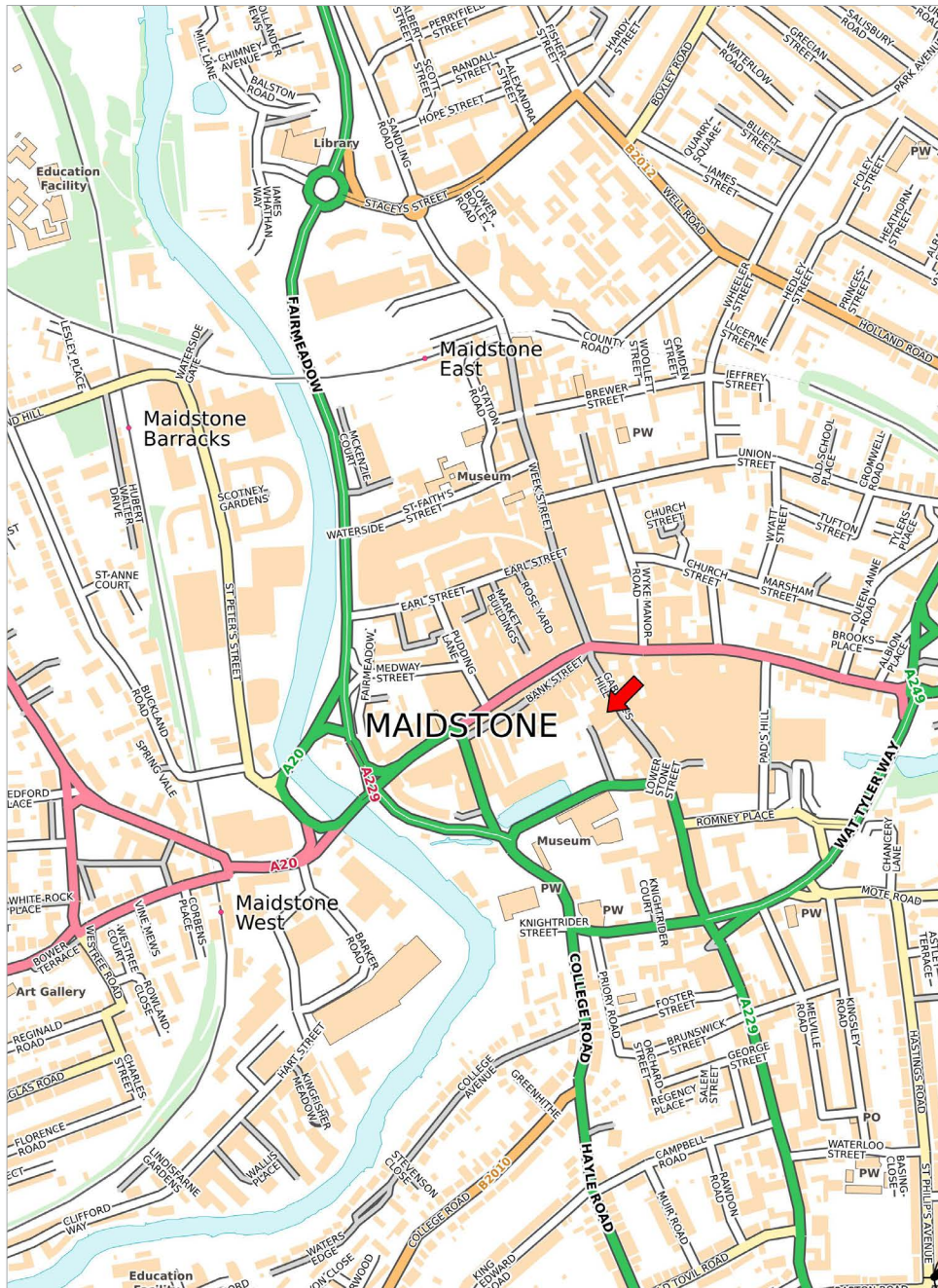


DEMOGRAPHICS

Maidstone has an approximate resident population of 175,800 according to the 2021 UK Census.

The average value of residential property within Maidstone stood at around £360,000 in October 2025 (UK House Price Index), which is 33% above the national average of £265,000.

Flats and maisonettes in Maidstone sold for an average of around £187,000 - £199,000 over the latest data period.

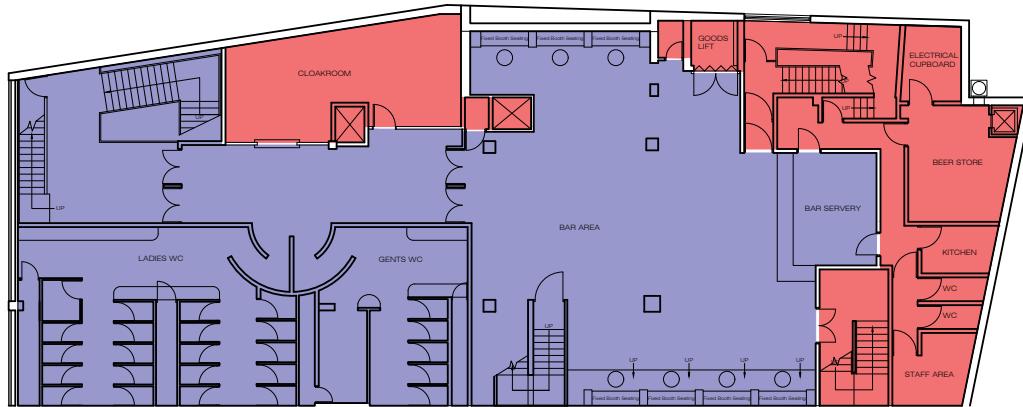


ACCOMMODATION

The property comprises a well configured nightclub premises arranged on ground, basement, first and second floors with the following approximate areas:

GROUND FLOOR	481 sq m	5,177 sq ft
BASEMENT	63 sq m	678 sq ft
FIRST FLOOR	505 sq m	5,435 sq ft
SECOND FLOOR	442 sq m	4,757 sq ft
ROOF TERRACE	170 sq m	1,824 sq ft
TOTAL	1,661 sq m	17,871 sq ft

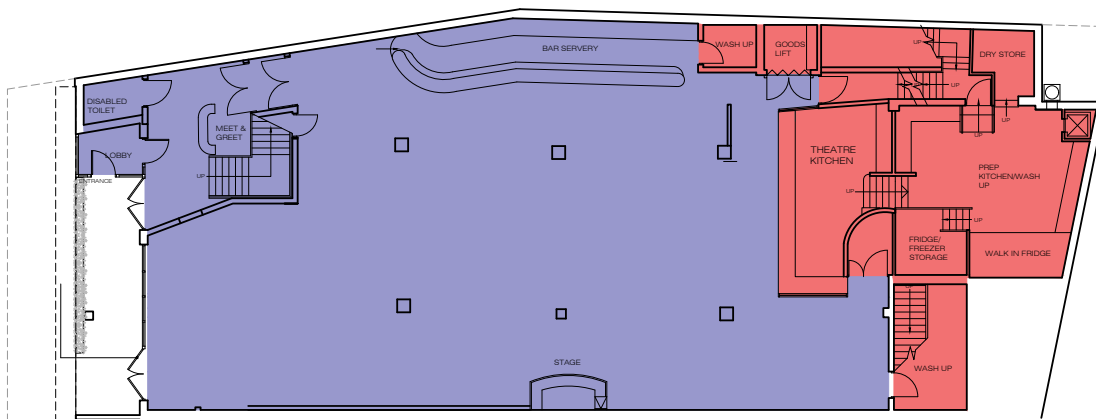




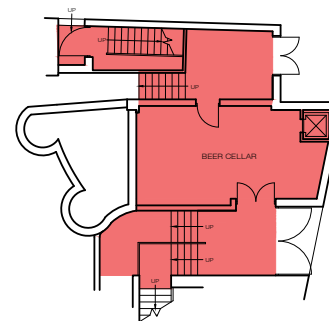
PROPOSED FIRST FLOOR PLAN
(USE CLASS = SUI GENERIS)



PROPOSED ROOF BAR
(USE CLASS = SUI GENERIS)



PROPOSED GROUND FLOOR PLAN
(USE CLASS = SUI GENERIS)



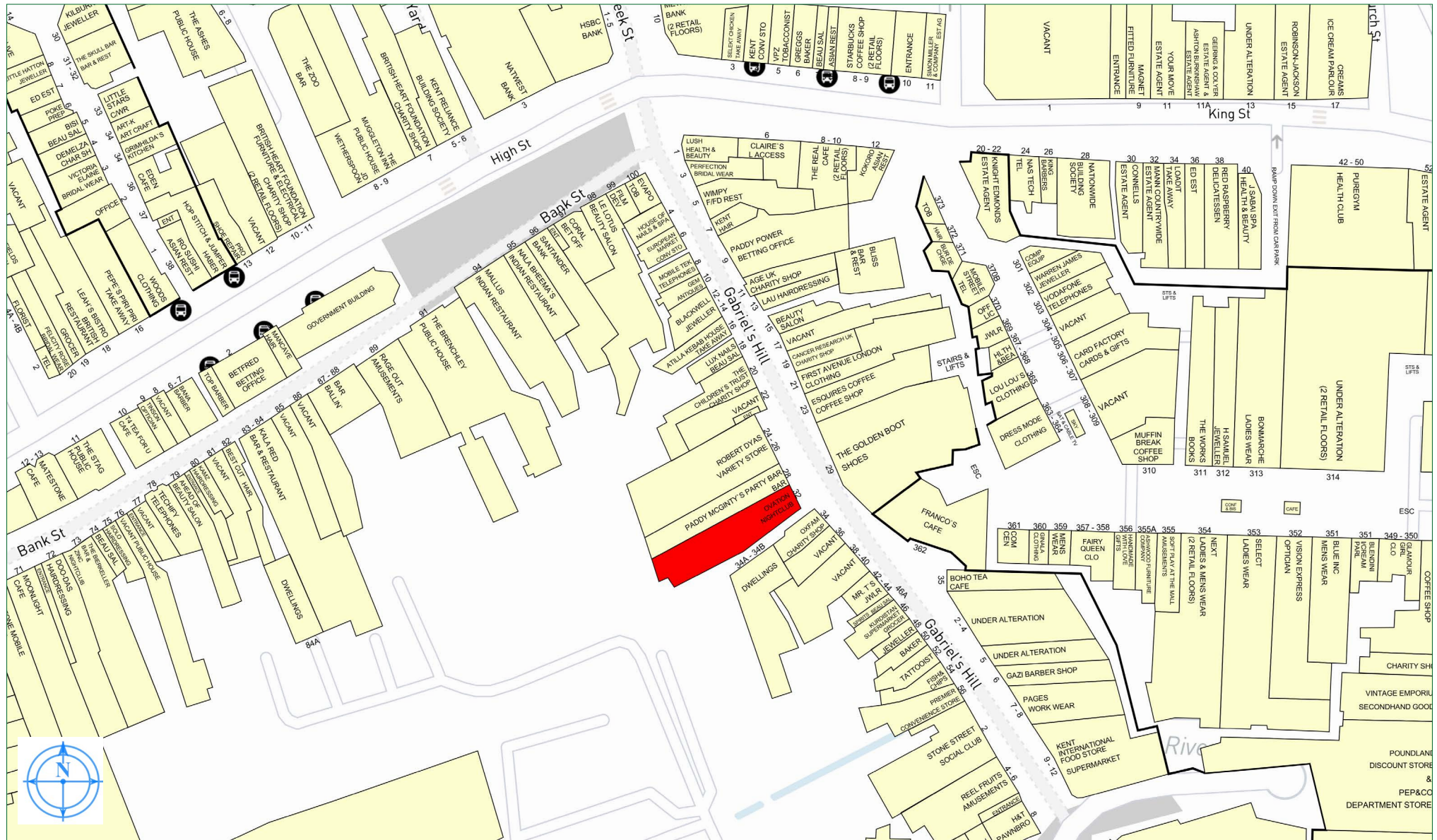
PROPOSED BASEMENT PLAN
(USE CLASS = SUI GENERIS)

	GROSS AREAS (SQ.M)			TOT.
	INTERNAL TRADE AREA	BACK OF HOUSE	EXTERNAL TRADE AREA	
BASEMENT	0	63	0	63
GROUND FLOOR	360	121	0	481
FIRST FLOOR	367	138	0	505
TERRACE	103	143	196	442

REVISIONS			
Rev.	Date	Details	Name



	Client: Amelia Estates Limited Project: Madisons 12-14 Gabriels Hill Maidstone Kent ME15 6JG	Drawing Title: Proposed Plans showing Gross Areas Status: <input type="checkbox"/> Approved Drawn By: <input type="checkbox"/> <input type="checkbox"/> Date: MAY 2024	Drawing No: 22/111.EB B 100 Scale: 1:100 @ A1 All dimensions to be checked on site. No responsibility for structural, fire, drainage and other information not shown on this drawing is accepted by the drawing's copyright.
	13 Jubilee Way, Eurolink Business Centre, Faversham, Kent, ME13 8GD Tel: 01795 537896 Fax: 08712 516713 E-mail: mail@design-id.ltd.uk		



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RATING ASSESSMENT

The property is currently rated within band D. A copy of the EPC is available upon request.

Current Rateable Value	£110,000
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Prospective occupiers should make their own enquiries to verify this information.

TENANCY

The entire property is currently let to Epic Bars (Maidstone) Limited on a 15 year lease from 12th May 2023 at a rent of £120,000 pa exclusive.

Epic Bars (Maidstone) Limited are a subsidiary of Epic Bars and Clubs Ltd who operate 21 other nightclubs in the UK, with locations including Bath, Camberley, Cheltenham, Guildford, Salisbury and Southampton (www.ovationmaidstone.com). The Seller is holding a rent deposit of £55,000 plus VAT.

EPCs

The property is currently rated within band B. A copy of the EPC is available on request.

TENURE

999 years from 18/12/2002 at a fixed rent of £25 pa.

VAT

The property is elected for VAT

ANTI-MONEY LAUNDERING

Upon agreeing terms, the successful purchaser will be required to provide sufficient information to comply with the Money Laundering Regulations.



TERMS

Offers are sought in the region of **£1,200,000 (one million two hundred thousand pounds)** for the long leasehold interest. This represents a net initial yield of 9.5 when allowing for purchasers costs at 5.63%

FURTHER INFORMATION

For access to the data room with further information including title, title plans, existing floor plans and copy lease: [Cradick Retail Property](#).

CONTACT

To arrange an inspection of the property please contact sole agents:-

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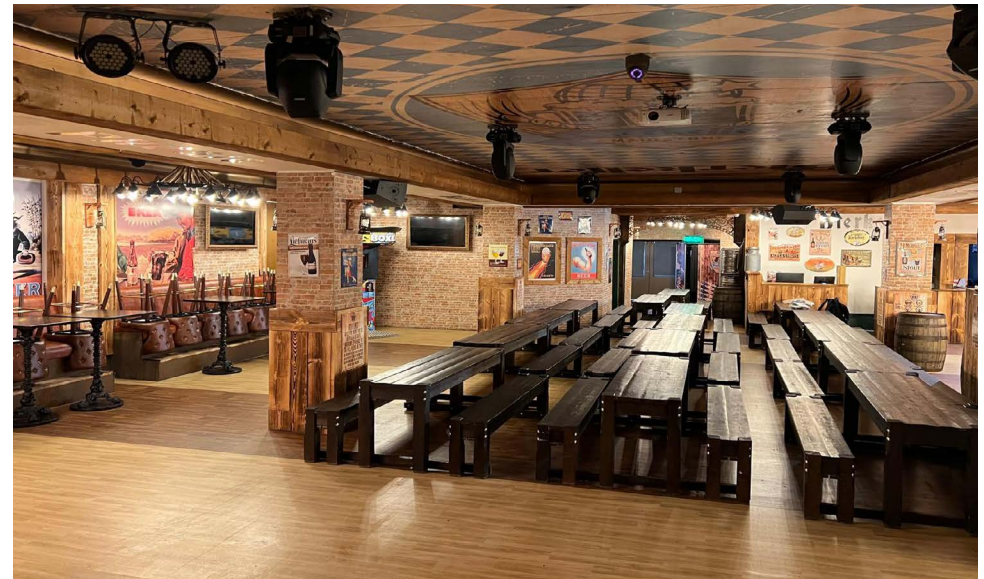
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