

# The Source Bar

4-6 Rose Yard, Maidstone, Kent, ME14 1HN



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**Established Nightclub Property FOR SALE**

# The Source Bar

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## Key Features

- £700,000 for the Freehold
- Currently Trading & Fitted Out as The Source Bar Nightclub
- Situated in Busy Nightlife Location
- 24 Hour Trading Licence
- Licence for 600 People
- Additional Licence for External Events for 1,300 People

## Description

For Sale - Substantial Hospitality / Events Premises in popular Maidstone Town Centre. Currently trading as the Source Bar nightclub which has been operating for approximately 25 years.

The property is located within Rose Yard in the town centre of Maidstone, the county town of Kent. It is located within a two minute walk of Fremlin Walk, the premier shopping destination within Maidstone, and is therefore close to local amenities.

The property comprises a substantial two-storey night club facility, with a 24 hour licence. comprising two bars on the ground floor and first floor respectively. The premises also benefits from a staff office space on the second floor.



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## Accommodation

The property comprises a substantial two-storey night club facility, comprising two bars on the ground floor and first floor respectively. The premises also benefits from a staff office space on the second floor.

The ground floor can be accessed via two separate entrances, both leading into the main bar which has 4 dedicated servicing areas allowing for up to 6 bar staff. To the rear is a second dance floor and cocktail bar, leading to an external drinking area and DJ booth to the back of the premises. Also on the ground floor are two separate ladies and gents WC facilities, including a disabled WC.

The first floor comprises a lounge bar and a club room, each with their own separate bars and balcony smoking areas. The first floor also benefits from its own WC facilities.

The premises have been measured on a Gross Internal Area (GIA) basis as follows:

| Area         | Sq Ft        | Sq M          |
|--------------|--------------|---------------|
| Ground Floor | 3,213        | 298.54        |
| First Floor  | 2,422        | 225.00        |
| Second Floor | 452          | 42.00         |
| <b>Total</b> | <b>6,949</b> | <b>645.56</b> |

## EPC

Rating (D) 95

## Rateable Value

RV £21,800 @ 49.9p in the £

Rates payable £10,878 for the year 2024/25

## Price

Guide Price - **£700,000** for the Freehold to include the trading name of "The Source Bar"

Fixtures & Fittings available by separate negotiation.

The premises are immediately available by purchasing the freehold interest in the property held under Title Numbers: K623567 & K767344

## Premises Licences

We understand the property benefits from the following Licences;

- The property benefits from a 24-Hour Trading Licence
- The Venue has a Licence for 600 People
- Additional Licence for External Events for 1,300 People

## VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

## Legal Costs

Each side to bear its own legal and professional costs

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## Location

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Maidstone has good communications with access to the motorway network via junctions 5, 6 & 7 of the M20, and also benefits from 2 mainline stations that provide regular services to both London Victoria, and high speed services to London St Pancras International via Strood.

What3Words Location: <https://w3w.co/mile.player.doll>

For all Viewings and Enquiries contact:



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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.

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