

85 BANK STREET, MAIDSTONE,
KENT, ME14 1SD

SP SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

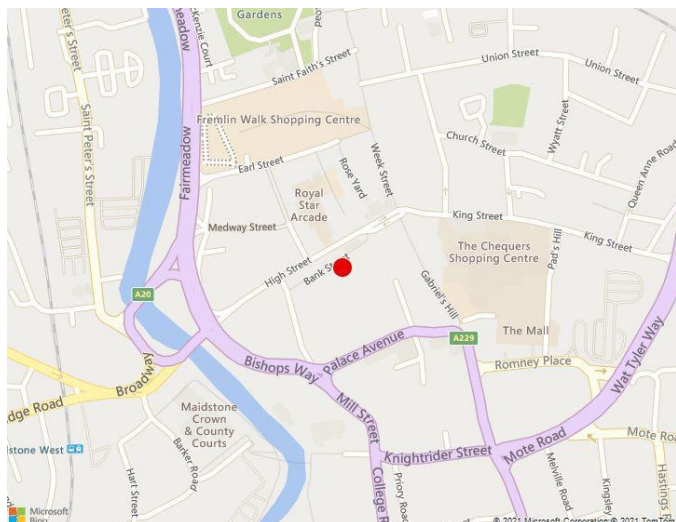


RETAIL UNIT ON POPULAR STREET TO LET

- £22,700 per annum
- Suitable for variety of business uses
- Town centre location
- NIA of 1,683 Sq Ft

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

85 BANK STREET, MAIDSTONE, KENT, ME14 1SD



Location

The property is situated on Bank Street in Maidstone, a historic street with a variety of speciality retailers, bars and nightclubs just off Maidstone High Street. Maidstone is a vibrant retail centre anchored by Fremlin Walk and The Mall offering many High Street retailers, restaurants, bars and cafes.

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.

Description

Ground Floor Retail Unit To Let in Popular Town Location

Accommodation

The property comprises a ground floor retail unit with kitchen and WC facilities. Formerly traded as a bar.

Area	Sq m	Sq ft
Retail area	147.8	1,590
External storage	8.6	93
Total	156.4	1,683

EPC

Awaited

NOTE: Rental, prices or any other charges are inclusive 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.

Rateable Value

RV £23,500 @ 49.9p in the £

Rates payable £11,976 for the year 2022/23

N.b. rateable value to change to £22,000 from April 2023

Rent/Price

£22,700 Per Annum Exclusive

Terms

To take a new 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.

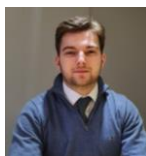
Viewing

Strictly by prior appointment though the surveyors:



Matthew Sadler

matt.sadler@sibleypares.co.uk



Thomas Langston

thomas.langston@sibleypares.co.uk

SIBLEY PARES
CHARTERED SURVEYORS & ESTATE AGENTS
01622 673086
sibleypares.co.uk