

**33 WHEELER STREET,
MAIDSTONE, KENT, ME14 1UA**

SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

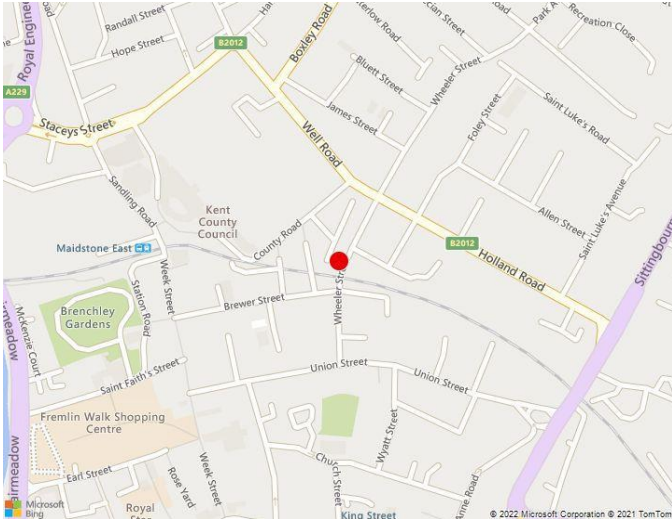


FOR SALE – DETACHED OFFICE BUILDING WITH LOCK UP UNITS

- £310,000 – £320,000 for the Freehold
- Detached office building with separate lock up accommodation
- Close to Maidstone Town Centre
- Excellent communications

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

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Location

The property is located on Wheeler Street, close to the town centre of Maidstone, the County Town of Kent. The property benefits from good access to the motorway network via junction 7 of the M20. It is a short walk from both Maidstone East and West train stations, which provide regular services to London, the Medway Towns and the coast.

Description

For Sale - Detached Office Building with Separate Lock Up Units

Accommodation

The property comprises a detached office building benefitting from ground floor office accommodation, kitchen area and WC. There is also first and second floor office accommodation. To the rear area two lock up units and a parking area to the side of the property.

Area	Sq Ft	Sq M
Office NIA	637	59.19
Lock up Unit 1 GIA	268	24.91
Lock up Unit 2 GIA	674	62.66
Total	1,579	146.69

EPC

Awaited

Rateable Value

RV £7,500 @ 49.9p in the £

Rates payable £3,742.50 for the year 2023/2024

(May be eligible for small business rates relief, please enquire with local borough council for further information)

Rent/Price

Guide Price £310,000 - £320,000

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



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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.