

# Signal House

Linton Road, Loose, Maidstone, Kent, ME15 0AS



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



- Development potential, subject to obtaining necessary consents
- £525,000 For The Freehold
- Suitable For Alternative Uses
- Large forecourt area
- Self contained 2 bedroom flat

**Office/Retail Unit with Development Potential  
For Sale**

**2,185 Sq Ft (202.99 Sq M)**

## Location

Loose is a large village on the outskirts of Maidstone, which consists of various local amenities as well as direct access into the Maidstone Town Centre via the A229 Linton Road. The property itself is located in a prominent position on Linton Road, the main arterial road heading south of Maidstone, giving excellent access to the motorway networks.

## Description

For Sale - Ground Floor retail/office unit with rear garden and single garage. Self contained two bedroom flat above, currently let on AST. Potential for further development, subject to the necessary consents.

## Accommodation

The property comprises a ground floor retail/office unit with a self contained two bedroom flat above. The ground floor currently consists of retail space, kitchenette, WC and additional rear storage and garden. There is a large forecourt area to the front as well as a single garage. Accommodation is as follows:

## Use Class

GF - E (Commercial Business & Finance)

FF - Residential

## 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.

## Guide Price

£525,000 for the freehold

## Business Rates

Ground Floor: RV £6,400 @ 49.9p in the £  
Rates payable £3,193 for the year 2023/24

## EPC

Awaited

## Legal Costs

Each side to bear its own legal and professional costs

## Viewings

Strictly by prior appointment through the Surveyors.

Area	Sq M	Sq Ft
GF Retail	56.60	594
GF Office	28.15	303
Kitchen	5.67	61
Internal Storage	38.83	418
External Storage	27.5	296
FF 2 Bed Flat	47.70	513
<b>Total NIA</b>	<b>202.99</b>	<b>2,185</b>



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