# Signal House

Large forecourt area

Self contained 2 bedroom flat

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



**CHARTERED SURVEYORS & ESTATE AGENTS** 



2,185 Sq Ft (202.99 Sq M)

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

#### 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:

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
Total NIA	202.99	2,185

#### **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.



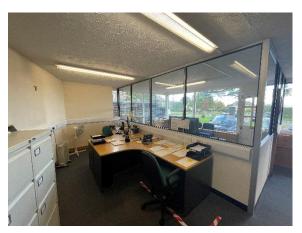
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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. 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.