

Unit 1 The Old Brewery

Buckland Road, Maidstone, Kent, ME16 0DZ



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Trade Counter / Business Unit TO LET
(Due to Relocation)

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Key Features

- Trade Counter / Business Unit
- 4 Car Parking Spaces
- Popular Mixed Use Estate
- "E" Planning Use Class
- Suitable for alternative uses, subject to necessary consents
- £45,000 per annum

Description

TRADE COUNTER / INDUSTRIAL UNIT - TO LET DUE TO RELOCATION OF EXISTING BUSINESS

The Old Brewery is a mixed use, trade counter, light industrial and office complex situated on the edge of Maidstone Town Centre. The property is currently Maidstone Plumbing Centre which is closing due to relocation and forms a two storey trade counter unit of brick elevations under pitched tiled roof with the trade counter and stores on the ground floor and the first floor offices and large showroom.

The property is located on the A20 London Road/Rocky Hill and Buckland Road giving excellent road frontage and visibility to all traffic heading into Maidstone from the West side of town.



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Accommodation

The property forms a two storey trade counter building. The ground floor has central entrance into the trade counter area benefitting from 3.3m floor to ceiling height plus additional stores, kitchenette and ladies and gents wcs. The first floor has an office plus large open plan showroom area.

The property has been measured on a Gross Internal Area (GIA) basis as follows:

Area	Sq Ft	Sq M
Ground		
Trade Counter & Stores	1,973	183.29
First		
Showroom & Office	1,907	177.16
Total	3,880	360.45

Externally there are 4 allocated parking spaces plus shared visitor spaces.

- Fibre Broadband Available
- 3 Phase Power
- Mains Drainage

Rateable Value

RV £33,000 @ 49.9p in the £

Rates payable £16,467 for the year 2024/25

Rent

£45,000 per annum exclusive

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent.

Service Charge

Service charge to cover maintenance and upkeep of common areas.

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.

EPC

Rating (C) 71

Legal Costs

Each side to bear its own legal and professional costs

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Location

The property is located on the A20 London Road/Rocky Hill and Buckland Road giving excellent road frontage and visibility to all traffic heading into Maidstone from the West side of town. The location gives the site has excellent access to Maidstone Town Centre and J6 of the M20 Motorway and wider motorway network. It is also directly opposite Maidstone West Train Station which has direct services to London and Tonbridge.

What3Words Location:- <https://w3w.co/lions.gates.bravo>

Drive Time	Miles	Mins
Canterbury	31.8	35
Ashford	22.0	24
M25 J1a (Dartford Crossing)	23.5	24

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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