

17 Union Street, Maidstone, Kent, ME14 1EB

 **SIBLEY PARES**
CHARTERED SURVEYORS & ESTATE AGENTS



- Guide Price: £250,000
- Town Centre Location
- Benefits from 'E' Planning Use Class

Shop & Maisonette FOR SALE
1,159 Sq Ft (107.67 Sq M)

17 Union Street, Maidstone, Kent, ME14 1EB

Location

The property is situated on a parade of mixed-use retail units on Union Street, Maidstone just off Week Street, the primary retail centre of the Town. The surrounding area incorporates high quality retail, restaurants, leisure and public transport facilities including Maidstone East are within a short walk. Maidstone enjoys excellent road and rail connections. Junction 7 of the M20 is approximately 1.5 miles to the north with junction 6 a similar distance, both providing links to the M25, M2, the motorway network, the Channel Ports and London.

What3Words Location: <https://w3w.co/dining.labs.lions>

Description

For sale – Ground floor retail unit with 1 bedroom maisonette above. Formerly traded as a barber shop.

Accommodation

The property comprises an ground floor retail unit, which has most recently traded as a barber shop. It consists of retail space on the ground floor and a kitchenette and a WC on the first floor. There is a separate internal door leading into the 1 bedroom maisonette on the first and second floors which is comprises an open plan kitchen and living room on the first floor, a bedroom and large bathroom on the second floor. The maisonette could potentially be made self-contained subject to obtaining the necessary planning consents. The property has been measured on a Net Internal Area (NIA) unless otherwise stated as follows:

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.

Area	Sq Ft	Sq M
GF Retail	453	42.09
FF Kitchen	50	4.65
FF/SF 1 Bedroom Maisonette GIA	656	64.94
Total	1,159	107.67

Title

The freehold interest in the property is available for sale (Title Number: K369901)

Terms

In accordance with Money Laundering Regulations, we are required to obtain proof of identification for purchasers.

Guide Price

£250,000 for the Freehold with Vacant Possession

Business Rates / Council Tax

RV £12,250 @ 49.9p in the £

Rates payable £6,112.75 for the year 2023/24

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

Council Tax Band – A

EPC

Rating (C) 75

Finance Act 1989

Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers and purchasers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear its own legal and professional costs

Viewings

Strictly by prior appointment through Sibley Pares, Chartered Surveyors on **01622 673086**.



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