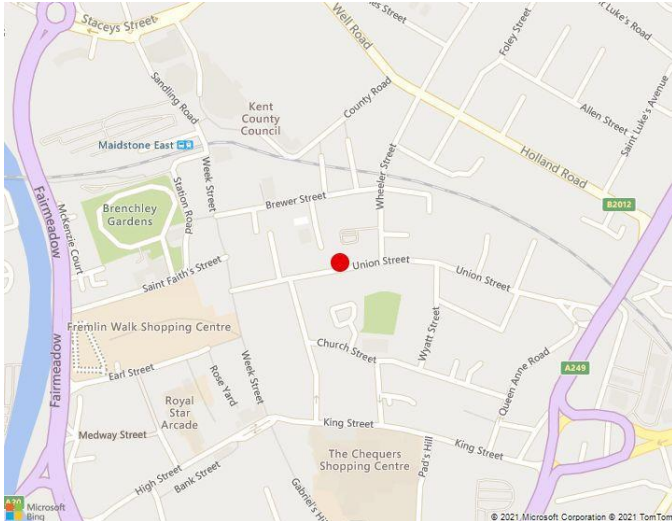




TO LET – TOWN CENTRE RETAIL UNIT

- Retail Shop class E, suitable for alternative uses such as takeaway subject to obtaining the necessary planning consent
- Second Floor Ancillary Space
- Close to Town Centre
- 2 off site parking spaces available
- £14,500 per annum

38 UNION STREET, MAIDSTONE, KENT, ME14 1ED



EPC

C (85)

Rateable Value

RV £ 7,200 @ 49.9 p in the £

Rates Payable £3,592.80 for the year 2024/2025

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

Rent

£14,500 per annum exclusive

2 additional parking spaces available on separate license by negotiation

Terms

To take a new full repairing and insuring lease by negotiation

Legal Costs

Each side to bear its own legal and professional costs

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

Viewing



Matthew Sadler

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Alex Stanford

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Location

Located in a popular retail location in Maidstone Town Centre on Union Street, just off Week Street.

Maidstone has good communications with access to the motorway network via junctions 5, 6 & 7 of the M20, and also benefits from 2 mainline stations that provide regular services to both London Victoria, and high speed services to London St Pancras International via Strood. The property is close to the central bus stops with a variety of bus routes serving it.

Description

The property comprises a retail shop suitable for a variety of uses with ancillary space over 3 floors. The ground floor is open plan and features a fully glazed full bay window to the front.

Accommodation

Ground floor shop with potential for additional retail on the upper floors plus ancillary storage space and WC facilities. 2 Parking spaces are available nearby by way of separate negotiation.

Area	Sq Ft	Sq M
Retail	331	30.75
First Floor	231	21.46
Second Floor	67	6.22
Total NIA	794	73.76



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.