

Southcote Proactive Healthcare

3 Sittingbourne Road, Maidstone, Kent, ME14 5ES



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CHARTERED SURVEYORS & ESTATE AGENTS



Healthcare / Office / Development Opportunity FOR SALE

Southcote Proactive Healthcare

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Key Features

- Substantial Building For Sale
- Edge of Town Centre Location
- Suitable for a Variety of Uses
- 4,657 sq ft GEA
- 0.32 Acre Site
- Redevelopment Potential

Description

SUBSTANTIAL DETACHED BUILDING ON EDGE OF MAIDSTONE TOWN CENTRE WITH SCOPE FOR EXTENSION OR REDEVELOPMENT - FOR SALE

Southcote Proactive Healthcare is a long established health and wellbeing business which is relocating making the existing buildings and available for sale.

The property fronts onto Sittingbourne Road providing excellent visibility and access. It benefits from a large car park to the rear of the property which offers scope for further extension or development.

The property is suitable for a variety of alternative commercial uses but may also be suitable for residential redevelopment subject to obtaining the necessary planning consents.

Site Area of 0.32 Acres



Accommodation

The property comprises a substantial 3-storey period property of brick/block construction with partial rendered elevations under pitched tiled roof and feature bay windows. The original building offers a series of large, interconnecting rooms currently used as treatments rooms and offices and benefits from various period features. It was extended in 2003 providing an additional 2 floors of open plan floorspaces currently used as a gym/rehab rooms. The property has timber framed, singles glazed windows to the main building and has upvc double glazing to the extension, there are two separate boilers both recently installed.

The property has been measured on a Net Internal Area basis as follows:

Area	Sq Ft	Sq M
Ground Floor		
- Main Building	696	64.66
- Extension	1,166	108.32
First Floor		
- Main Building	718	66.71
- Extension	1,060	98.47
Second Floor	398	36.97
Basement	230	21.37
Total NIA	4,268	396.50
Total GIA	4,657	432.63

Externally the property has parking for approximately 16 cars.

Rateable Value

RV £37,500 @ 49.9p in the £

Rates payable £18,712.50 for the year 2024/25

Price

Offers invited in the region of £1,250,000

Freehold with Vacant Possession

VAT

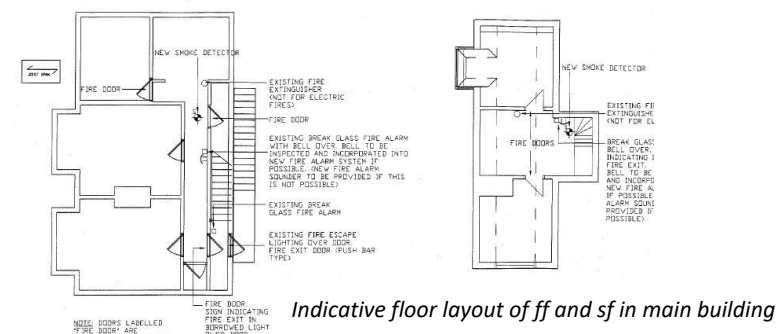
We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

EPC

Rating (E) 114

Legal Costs

Each side to bear its own legal and professional costs



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Location

The property is located in Maidstone, the County Town of Kent, on the A249, Sittingbourne Road, the main arterial road running from Junction 7 of the M20 motorway into the Town Centre. The property is extremely well situated being less than a 10 minute walk (0.5 miles) into Week Street / Fremlin Walk, the centre of the main retail area of the town. It is 1.5 miles from J7 of the M20 and 2 miles from J6 of the M20 giving excellent connectivity to the Motorway network. Maidstone East Station is within 1 mile and has direct services to London in around 1 hour.

What3Words Location:- <https://w3w.co/saying.simple.types>

Drive Time	Miles	Mins
Canterbury	26.2	35
Tunbridge Wells	17.2	30
Central London	40.0	60

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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