

3-5 Brewer Street, Maidstone, Kent, ME14 1RU



Development Opportunity **FOR SALE**

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Key Features

- Prime Development Site in Maidstone Town Center
- Potential for Residential Redevelopment
- Located close to Maidstone East Railway Station
- Planning for Spa Hotel & Bar/Restaurant
- 0.25 Acre Site
- 2-Bed Maisonette

Description

SUBSTANTIAL TOWN CENTER DEVELOPMENT OPPORTUNITY - FOR SALE

3-5 Brewer Street was most recently occupied by JAG Dance Academy however, has since had planning approval for partial demolition and redevelop the site as a Spa Hotel under Maidstone Borough Council planning reference number 16/501604/FULL.

Plans have also more recently been approved under MBC planning ref 23/503492/FULL for a new wine bar and restaurant.

The demolition works have been completed and strip-out works commenced but now put on hold. The site is therefore offered in readiness to complete the works or submit a fresh application for alternative uses.

The existing 3 storey red brick building fronting Brewer Street has ground floor reception space with first and second floor maisonette totalling 890 sq ft.



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Accommodation

3-5 Brewer Street was most recently occupied by JAG Dance Academy however has now been partially demolished and stripped out. The property comprises a 3-storey red brick building fronting Brewer Street which has a ground floor reception and 2-bed maisonette over on the first and second floors. There are a series of additional structures to the rear offering large open plan floor space across the ground floor plus an additional two storey brick built building. There was a single storey glass fronted building behind the forecourt but this has been demolished. The existing buildings have been measured on a Gross Internal Area (GIA) basis as follows:

Area	Sq Ft	Sq M
Ground Floor	5,706	530.09
First Floor	1,035	96.15
First Floor Residential	445	41.34
Second Floor Residential	445	41.34
Total	7,631	708.96
<i>Former Dance School (Demolished)</i>	<i>1,529</i>	<i>142.00</i>
Total Site Area	0.25	Acres

There is additional car parking to the front of the site on the forecourt.

In addition, there is a right of access through the adjoining land adjacent to number 11 Brewer Street giving access to the rear of the site.

Rateable Value

The property is currently Zero rated.

Applicants are advised to make further enquiries with Maidstone Borough Council

Terms

Unconditional Offers Invited

To purchase the Freehold held under Title No. K270180 with Vacant Possession.

Planning

Planning approval for partial demolition and redevelop the site as a Spa Hotel under Maidstone Borough Council planning reference number 16/501604/FULL. The demolition element of this consent was undertaken. This planning consent provided for circa 10,000 sq ft of refurbished floor area and an additional 26,400 sq ft of new build floor area.

Planning has more recently been approved under MBC planning ref 23/503492/FULL for a new wine bar and restaurant.

The strip-out works commenced but now put on hold. The site is therefore offered in readiness to complete the works or submit a fresh application for alternative uses. There has been historic planning approval for residential schemes.

VAT

All figures are exclusive of VAT

EPC

Not applicable

Legal Costs

Each side to bear their own costs

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Location

The property is located in the heart of Maidstone Town center opposite a public car park and within walking distance of the primary retail area of Fremlin Walk Shopping Center and Week Street. Maidstone has a vast array of retail and hospitality offerings as you would expect of the County Town of Kent. Maidstone East Railway Station is within a 2 minute walk of the property providing services to London within an hour and Ashford International Station in 30 minutes. Maidstone is located off Junctions 6 and 7 of the M20 motorway giving excellent access to the M2 and M25 Motorways.

What3Words Location:- <https://w3w.co/powers.kings.hardly>

Drive Time	Miles	Mins
Canterbury	26.5	35
Royal Tunbridge Wells	18.0	30
Central London	38.0	60

For all Viewings and Enquiries contact:



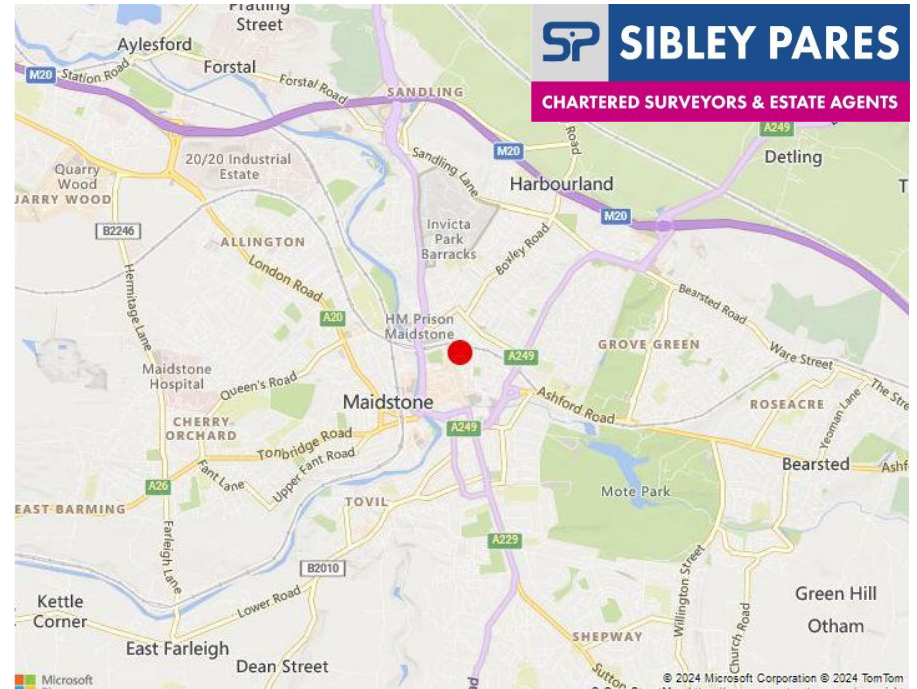
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NOTE: Rental prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract.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