

# Former Victoria's Cabaret Club

Ashford Road, Harrietsham, Maidstone, Kent, ME17 1BL



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



- Plot size of 0.81 Acres
- Potential for redevelopment
- Suitable for alternative uses, subject to gaining the necessary consents

**FOR SALE / TO LET**

**8,473 sq ft on 0.81 Acres (0.33 Ha)**

# Former Victoria's Cabaret Club

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## Location

The property is situated on the A20 Ashford Road between Harrietsham and Lenham village. Harrietsham benefits from a variety of local amenities as well as direct routes to the Maidstone Town Centre via the Ashford Road. The site is ideally located approximately 10 minutes from J8 of the M20 motorway with good links to the M25 motorway as well as the port of Dover and Ashford International railway station.

## Description

For Sale/To Let - Substantial hospitality/events centre. Formerly used as a restaurant & cabaret club.

## Accommodation

The property is approximately 0.81 acres and comprises a single-storey hospitality / events facility, with both the front and rear of the site comprising extensive parking and storage area. The premises was previously used as a cabaret club.

Sibley Pares have not measured the property internally, however we have been provided with indicative total floor areas as follows:

**Total NIA: 8,473 sq ft (787.14 sq m)**

**Plot Size: 0.81 Acres (0.329 Hectares)**

## Planning

Following the refusal of Application 21/506206/FUL for five detached dwellings, a new planning application has been resubmitted on the 11th December 2023 for 4 residential dwellings (Application 23/502239/FULL). Please enquire for further information.

## Terms

The premises are immediately available either by purchasing the freehold interest in the property held under Title Number: K473323, or by way of a new full repairing and insuring occupational lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent.

## Guide Price / Rent

**Guide Price – Unconditional offers invited in the region of £750,000 for the freehold, or**

**£50,000 Per Annum Exclusive**

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

## Business Rates

To be re-assessed

## EPC

Awaited



## Finance Act 1989

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

## Services

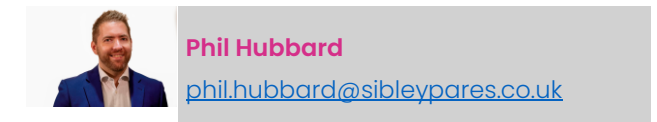
We understand there to be mains electricity, water and drainage to the site, although any prospective purchaser should carry out their own due diligence.

## Legal Costs

Each side to bear its own legal and professional costs

## Viewings

Strictly by prior appointment through the Surveyors. Please contact:



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.