

36 GABRIELS HILL, MAIDSTONE,
KENT, ME15 6JJ

SP SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

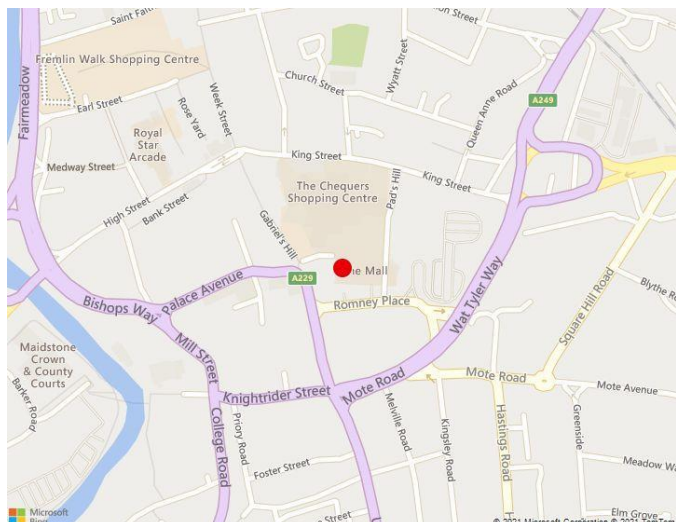


TOWN CENTRE RETAIL UNIT TO LET

- Currently fitted out as hairdressers
- Passing rent £19,000 pa
- Available by way of assignment of existing lease, new lease may be available dependent on terms offered
- Located opposite the popular Golden Boot, and across from the Mall entrance.

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

36 GABRIEL'S HILL, MAIDSTONE, KENT, ME15 6JJ



Location

The property is situated on Gabriel's Hill, a prominent and strong secondary retail location with good footfall, close to the Mall Shopping Centre. The property is located directly opposite the popular Golden Boot.

The multi-storey car park and Maidstone bus station are 5 minutes' walk from the property. The Fremlin Walk shopping centre and Maidstone East mainline railway station are 10 minutes' walk.

Description

Available by way of assignment of existing lease, the Landlord may consider granting a new lease, subject to terms offered.

Accommodation

The property comprises a ground floor retail unit with rear staff breakout/kitchen area & WC. There is a lower ground floor area.

Area	Sq Ft	Sq M
Retail Area	805	74.79
Kitchen/Staff Area	165	15.33
Lower Ground Floor	181	16.82
Total NIA	1,151	106.93

EPC

Awaited

Rateable Value

RV £21,000 @ 49.9p in the £

Rates payable £10,479 for the year 2021/22

Rent

Passing Rent £19,000 pa

Terms

Assignment of existing 10 year lease beginning on 10 August 2020 lease expiring 9th August 2030, there is a rent review on the 5th anniversary of the lease. The Landlord may consider granting a new lease, subject to terms offered.

Legal Costs

Each side to bear its own legal and professional costs

VAT

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

Viewing



Matthew Sadler

matt.sadler@sibleypares.co.uk



Thomas Langston

Thomas.langston@sibleypares.co.uk



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.