

RBLI Centenary Village Hub Cafe & Gym

Off Hermitage Lane, Aylesford, Kent, ME20 7NU



Hub Café & Gym Opportunity **TO LET / MANAGE**

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Key Features

- Brand new property over two floors
- First floor set aside for a gym
- Potential assistance for equipment fit out
- Ground floor cafe/restaurant space
- Potential option to have input on fixtures and fittings
- Proposals invited for either a leasehold or management contract considered

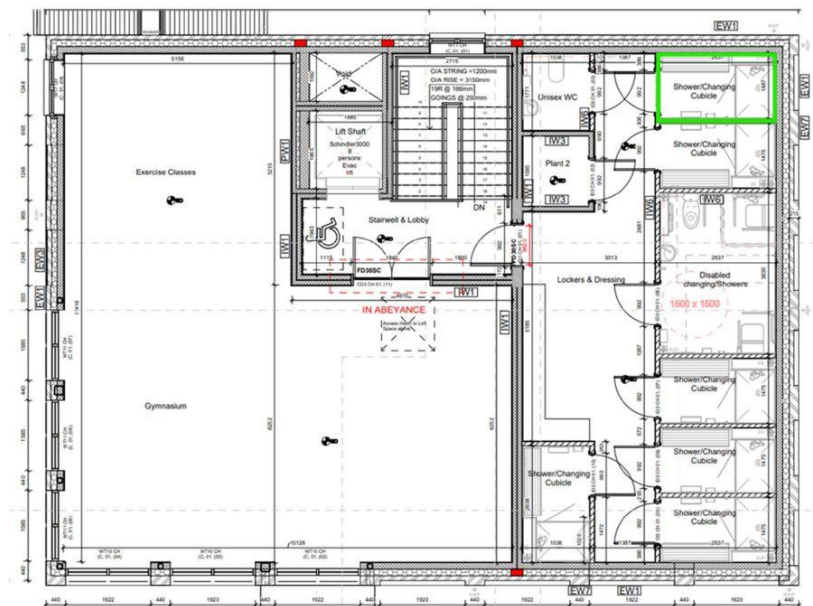
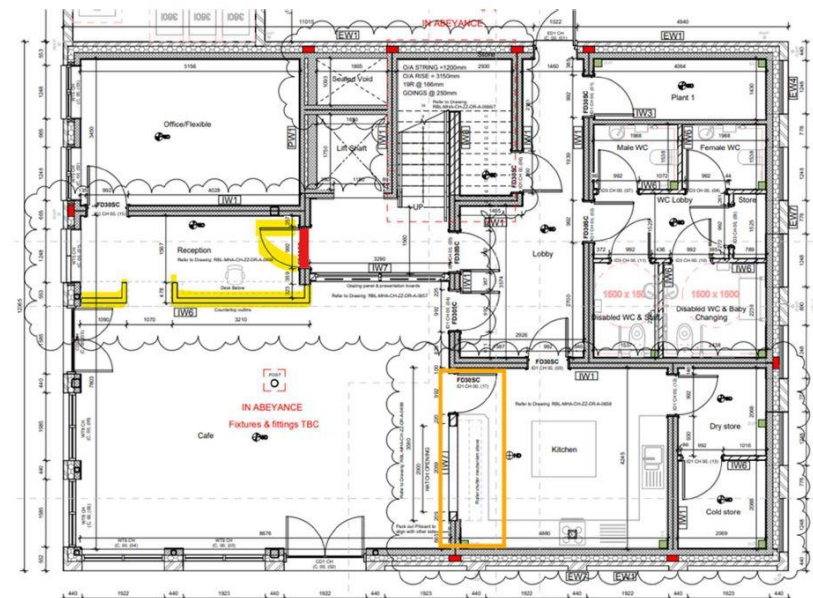
Description

A newly constructed property over ground and first floors extending in total to around 350 square meters (around 3,780 square feet).

The ground floor will be space for a cafe/restaurant and on the first floor for a gym.

The landlord, RBLI (Royal British Legion Industries), a renowned national charity, based locally, are seeking proposals from either prospective tenants to lease the whole building, or proposals to manage the business on behalf of the charity, all bearing in mind with its charity mission, aims and objectives.

CLOSING DATE FOR INITIAL EXPRESSIONS OF INTEREST AND PROPOSALS IS WEDNESDAY 31ST JULY 2024.



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Accommodation

The property is a new build two-storey building. The ground floor will offer space to develop a cafe/restaurant, whilst on the first floor a gym.

The approximate floor areas, taken on a Gross Internal Area basis are as follows:

Area	Sq Ft	Sq M
Ground Floor GIA	1,890	175.58
First Floor GIA	1,890	175.58
Total GIA	3,780	351.16

Rateable Value

The rateable value will be to be assessed.

Rent

By negotiation.

Terms

Leasehold or management proposals are invited for a term to be agreed by negotiation.

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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.

EPC

To be assessed.

Legal Costs

Each side to bear its own legal and professional costs



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Location

The property is located off Hermitage Lane, Aylesford, forming part of RBLI's Centenary Village Hub, a short distance from the junction with the A20 London Road and within easy reach of the M20 motorway which bypasses Maidstone, the County Town of Kent.

RBLI have developed property locally to provide high quality housing to ex-service personnel and there is also extensive ongoing development of residential property, which all adds to the growing catchment area that the new business will be able to take advantage of.

Drive Time	Miles	Mins
Maidstone	3.1	9
Canterbury	29.0	34
Tunbridge Wells	16.5	28

For all Viewings and Enquiries contact:



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SIBLEY PARES

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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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