

**UNIT 4 MILL YARD, SWAN STREET,
WEST MALLING, KENT, ME19 6LP**

SP SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

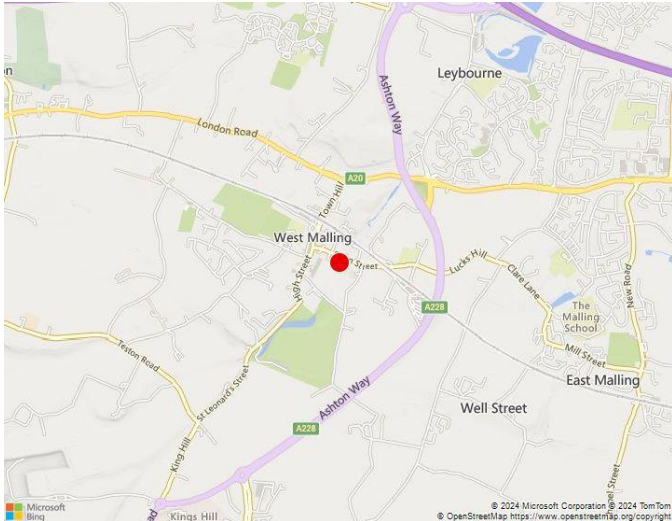


RETAIL UNIT TO LET IN WEST MALLING

- Popular Mixed-Use Estate In Centre Of Affluent Market Town
- £9,500 Per Annum Exclusive
- Shared Kitchen And WC Facilities On Site
- Suitable For A Variety Of Business Uses.

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Rateable Value

RV £4,500 @ 49.9p in the £

Rates payable £2,245.50 for the year 2024/25

(May be eligible for small business rates relief, please enquire with local borough council for further information)

Rent/Price

£9,500 per annum exclusive

Terms

To take a new lease by negotiation.

There is a service charge to cover the buildings insurance and refuse collection.

Legal Costs

Each party to bear their 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



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Location

West Malling is an affluent market town situated just off J4 of the M20 motorway within 2 miles of Kings Hill and 7 miles of Maidstone. Mill Yard is just off Swan Street and within close proximity to the main shopping area of the town. West Malling train station is only a 10 minute walk from the site, which provides direct services into London Victoria Station in less than 1 hour.

Description

Retail unit to let within charming Mill Yard courtyard, which offers a variety of local independent traders. The property benefits from Use Class 'E' which allows studio 4 to lend itself to a variety of business uses.

Accommodation

The property comprises an open plan retail/business unit with frontage to the courtyard and return frontage to the new development to the rear. The courtyard offers shared kitchen and WC facilities on site. Please note there is currently no running water within the unit but we are informed that it is possible to connect.

Area	Sq M	Sq Ft
Retail Area NIA	26.38	284

EPC

Awaited

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.

The Sibley Pares logo features a stylized 'SP' monogram in white on a blue background. To the right, the company name 'SIBLEY PARES' is written in large, bold, white capital letters. Below this, a pink horizontal bar contains the text 'CHARTERED SURVEYORS & ESTATE AGENTS' in white capital letters. At the bottom, the phone number '01622 673086' is displayed in large white digits, with the website 'sibleypares.co.uk' in smaller white text below it.