

21 Union Street, Maidstone, Kent, ME14 1EB

SP SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Retail unit with upper floor storage
- £220,000 for the Freehold
- Close proximity to town centre

Retail Premises FOR SALE
613 Sq Ft (56.95 Sq M)

Location

The property is located on Union Street, Maidstone just off Week Street, the primary retail centre of the Town. The surrounding area incorporates high quality retail, restaurants, leisure and public transport facilities including Maidstone East station which has services to London in 1 hour, are within a short walk.

Maidstone is a popular retail destination, with Union Street benefitting from a mixture of commercial uses with mostly Independent occupiers.

Description

For Sale - Ground floor retail unit on popular retail parade, with upper floor storage included. Suitable for alternative uses, subject to gaining necessary consents. We understand from our client that the property has been tenanted for over 25 years, making this an attractive prospect for both owner occupiers and investors.

Accommodation

The property comprises a ground floor retail unit with upper floor storage and WC facilities, which has most recently traded as an aesthetics business. The premises has potential for additional retail on the first floor. The property has been measured on a Net Internal Area (NIA) basis as follows:

Area	Sq Ft	Sq M
Ground Floor	414	38.46
First Floor	199	18.49
Total	613	56.95

Terms

The freehold interest in the property is available for sale: (Title Number: TT131387)

Guide Price

Guide Price - £220,000 for the freehold

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

Business Rates

RV £12,000 @ 49.9p in the £
Rates payable £5,988 for the year 2024/25

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

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.

EPC

Rating (B) 45

Legal Costs

Each side to bear its own legal and professional costs

Viewings

Strictly by prior appointment through Sibley Pares Chartered Surveyors on **01622 673086**.



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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.