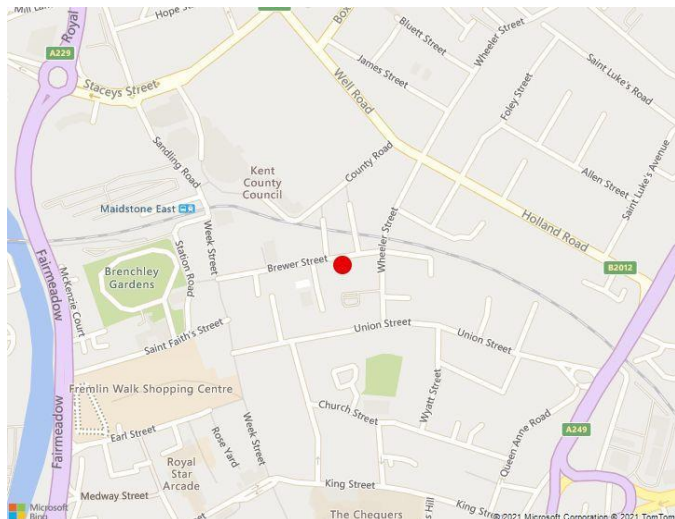




TO LET – SECURE TOWN CENTRE STORAGE YARD

- Secure, gated storage yard
- Located close to town centre
- Suitable for a variety of business uses.
- Steel palisade fencing
- £9,500 per annum

LAND AT CAMDEN STREET, CAMDEN STREET, MAIDSTONE, KENT, ME14 1RY



Location

The site is located on Camden Street, in the centre of Maidstone, the county town of Kent. Maidstone has good communications with access to the motorway network via junctions 5, 6 & 7 of the M20, and also benefits from 2 mainline stations that provide regular services to both London Victoria, and high speed services to London St Pancras International via Strood.

Description

To Let – Secure Yard in town location.

Accommodation

The site comprises a secure gated, open space storage yard with newly installed perimeter steel pallisade fencing and gate.

| Area | Sq Ft | Sq M |
|-----------|-------|--------|
| Site Area | 4,440 | 412.49 |

EPC

Not required

Rateable Value

RV £4,850 @ 49.9p in the £

Rates payable £2,420.15 for the year 2023/24

(May be applicable for full small business rates relief, please enquire with Maidstone Borough Council for further details)

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.

Rent

£9,500 per annum exclusive

Terms

To take a new lease by negotiation.

Legal Costs

- £395 + VAT for a Standard Tenancy (usually 3 or 6 years)
- £350 + VAT for a Licence to Alter (if required)

VAT

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

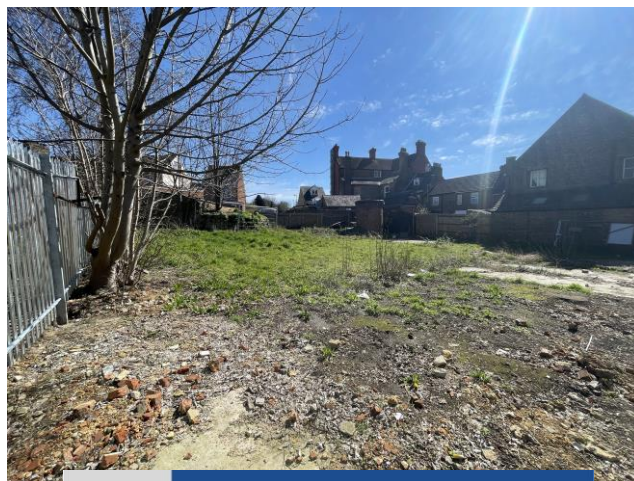
Viewing

Strictly by prior appointment through the surveyors.



Matthew Sadler

matt.sadler@sibleypares.co.uk



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

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