

165A Upper Stone Street, Maidstone, Kent, ME15 6HJ



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



To Let/For Sale – Prominent Trade Counter Unit Available

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Key Features

- Prominent Trade Counter Unit fronting main arterial road
- £75,000 pa or £1 million for the freehold
- Secure yard areas
- Maidstone Town Centre 0.25 miles

Description

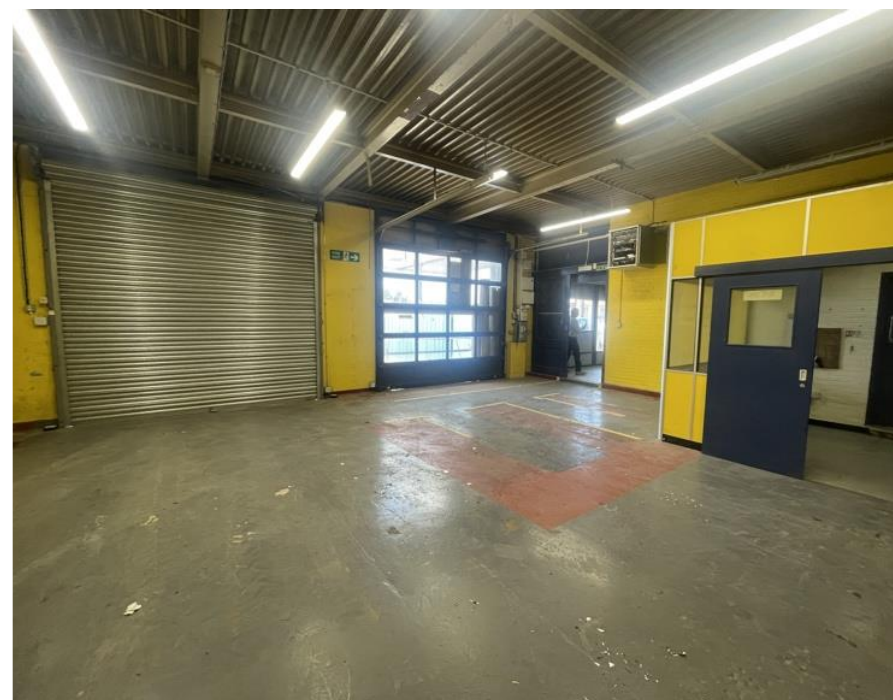
A high profile site of 0.3 acre with a main road frontage to A229 in excess of 100 feet (30m), two secure yard areas, two single storey units, a gas bottle storage facility, canopied loading area and generous customer/staff/delivery parking.

The property has been occupied for 20 years for the hire and sale of plant, machinery and tools and subject to necessary consents has potential for multiple alternative uses or comprehensive redevelopment.

Accommodation

Area	Sq Ft	Sq M
Front Building GIA	1,330	123.56
Rear Building GIA	2,832	263.10
Total GIA	4,162	386.65

Site Area: 0.3 acres (0.12 hectare)



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Rateable Value

RV £25,500 @ 49.9p in the £

Rates payable £12,724.50 for the year 2024/2025

Terms

The property is offered with full vacant possession

Either

On a new full repairing and insuring lease for 10 years or longer at a rent of £75000 per annum exclusive, subject to upward only review every fifth anniversary.

Or

Freehold at a price of £1,000,000

All figures are subject to contract and exclusive of Vat

VAT

We are advised that VAT is payable in respect of this transaction.

EPC

165a Rating (D) 81

165a (Rear) Rating (C) 54

Legal Costs

Each side to bear its own legal and professional costs



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Location

Situated at the junction of Upper Stone Street and Loose Road, close to Maidstone Town Centre, on the one way south boundary arterial road (A229) this property benefits from a very high volume of passing traffic. Vehicle movements on and off the property are aided by traffic lights controlling the flow up A229 at a pedestrian crossing just before the site. Neighbouring occupiers are Coop Convenience Store and Elite Garages and there is a modern Tesco Express immediately opposite.

The rear boundary is shared with The Collis Millenium Green which extends to some 2.5 acres of open community park and play space.

The national motorway system can be accessed via M20 and Maidstone is served by two main line rail stations both of which are within walking distance

For all Viewings and Enquiries contact:



Matthew Sadler

matt.sadler@sibleypares.co.uk



Phil Hubbard

Phil.hubbard@sibleypares.co.uk

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01622 673086
sibleypares.co.uk



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