



ON THE INSTRUCTION OF



ROYAL BRITISH LEGION

**7 MARSHAM STREET, MAIDSTONE, KENT, ME14 1EW**

FREEHOLD PREMISES / DEVELOPMENT OPPORTUNITY (STP) FOR SALE

1,553 SQ FT (144.28 SQ M)



**Vail  
Williams**

# Summary

## Freehold premises / development opportunity (STP) for sale

Available Size 1,553 sq ft

EPC Rating Upon Enquiry

- Freehold sale
- Terraced building comprising of community space and residential upper parts
- Situated near Maidstone town centre
- Three storey building and basement
- Rear garden
- First and second floor flat, let on AST at £8,100 pa for a term of 2 years from 25 August 2022
- Vacant Ground and Basement floors



# Location



**7 Marsham Street, Maidstone,  
ME14 1EW**

The property is situated in the town of Maidstone positioned in the south-east of England with the county of Kent. The subject property is situated on Marsham Street near the junction with Wyatt Street. Nearby properties are predominantly terraced residential dwellings with flatted development to the rear.

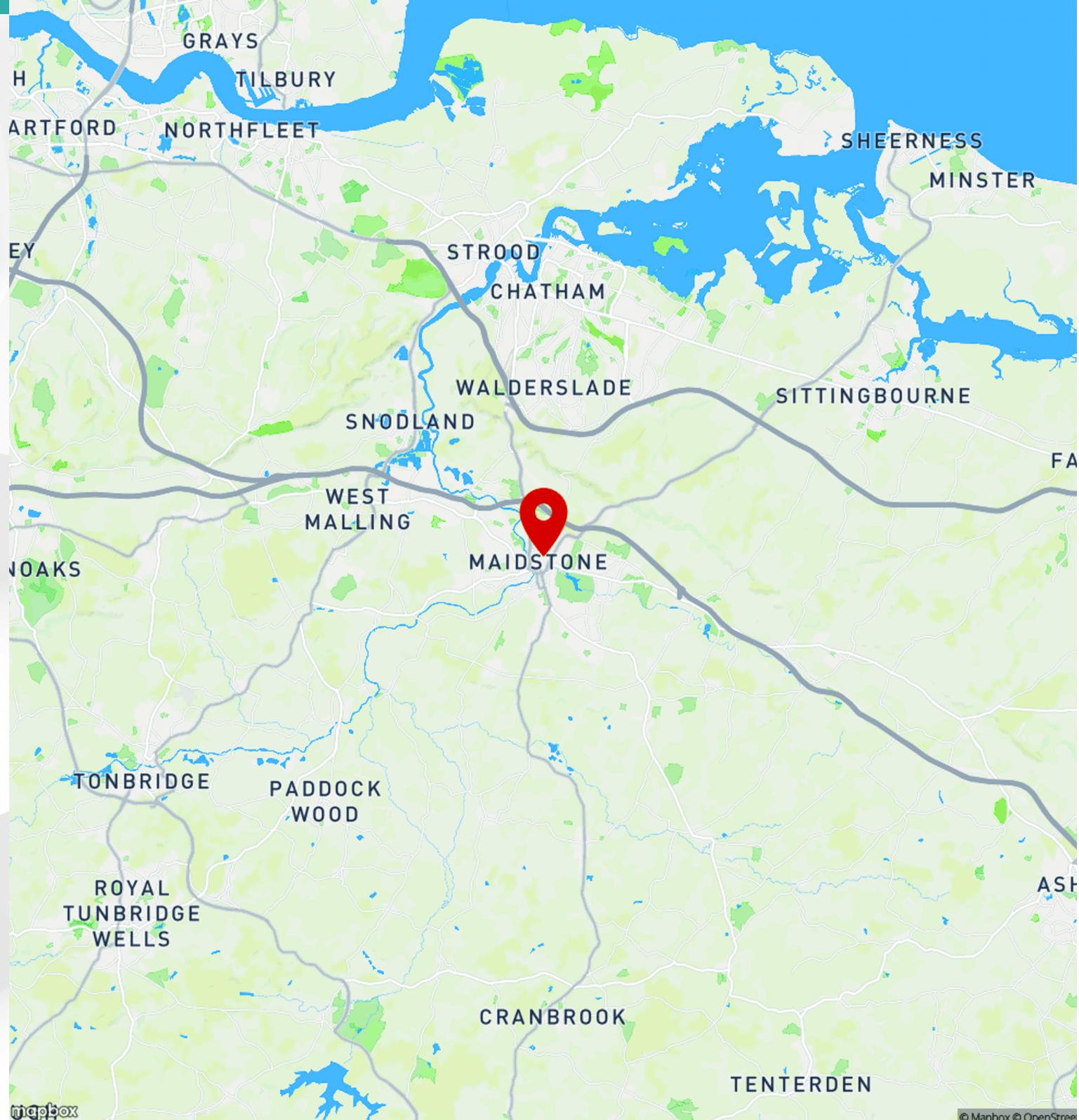
Maidstone is positioned on the Southern side of the M20 with nearby towns include Sevenoaks, Tonbridge and Rochester.

Train times:

London Victoria - 55 minutes

Ashford International - 30 minutes

London Bridge - 50 minutes



# Further Details

## Description

The subject property is a mid terrace three storey building finished in brick with a pitched tiled roof which we understand to have been re-tiled in the last 5 years. The ground and basement comprise of former community space, with the first and second floor occupied as a two bedroom flat. To the rear is a single storey element and access out to rear garden. There is rear access to the alleyway, leading to Wyatt Street.

Internally the property is arranged as follows:-

**Ground Floor:** There is a small, shared area providing access to the upper parts straight ahead with a door to the right hand side to access the ground floor element. This provides a meeting area to the front with a kitchen and WC to the rear providing access to the garden. There is internal access to the basement.

**Basement:** This is either accessed via the ground floor or via a separate entrance to the front of the property. This provides two rooms, one at the front and one at the rear providing basic storage space. This does not appear to be tanked.

**First and Second Floors:** This is arranged as a split level two bed flat with the first floor providing a living room, kitchen and bathroom and the second floor split into two bedrooms, one at the front and one at the rear.

There is no car parking associated with the property.



# Further Details

## Accommodation

The accommodation comprises the following approximate areas:

Name	Building Type	sq ft	sq m
Basement	Office	417	38.74
Ground	Office	414	38.46
1st	Residential	342	31.77
2nd	Residential	342	31.77
<b>Total</b>		<b>1,515</b>	<b>140.74</b>

## Viewings

Block viewing times are taking place for internal inspections. Please contact sole agents Vail Williams LLP for further information.

## Planning

We are aware that the property is Grade II listed and within conservation area. Current planning use class F2 of the Town & Country Planning Act (Use class order 1987 (as amended))

## Title

The property is currently held freehold under title K96821

## Tenure and Sale

The property is to be sold, seeking offers in the region of £300,000 (three hundred thousand pounds). Freehold sale, subject to the existing AST on the upper parts.

Offers are sought on an unconditional basis.

## Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.







## Enquiries & Viewings



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