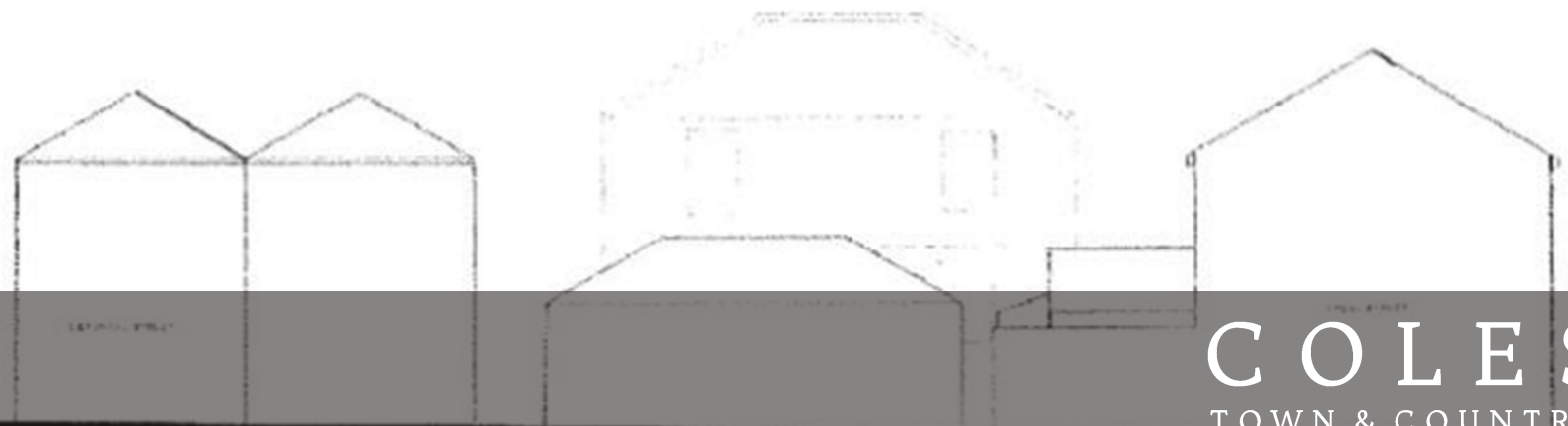
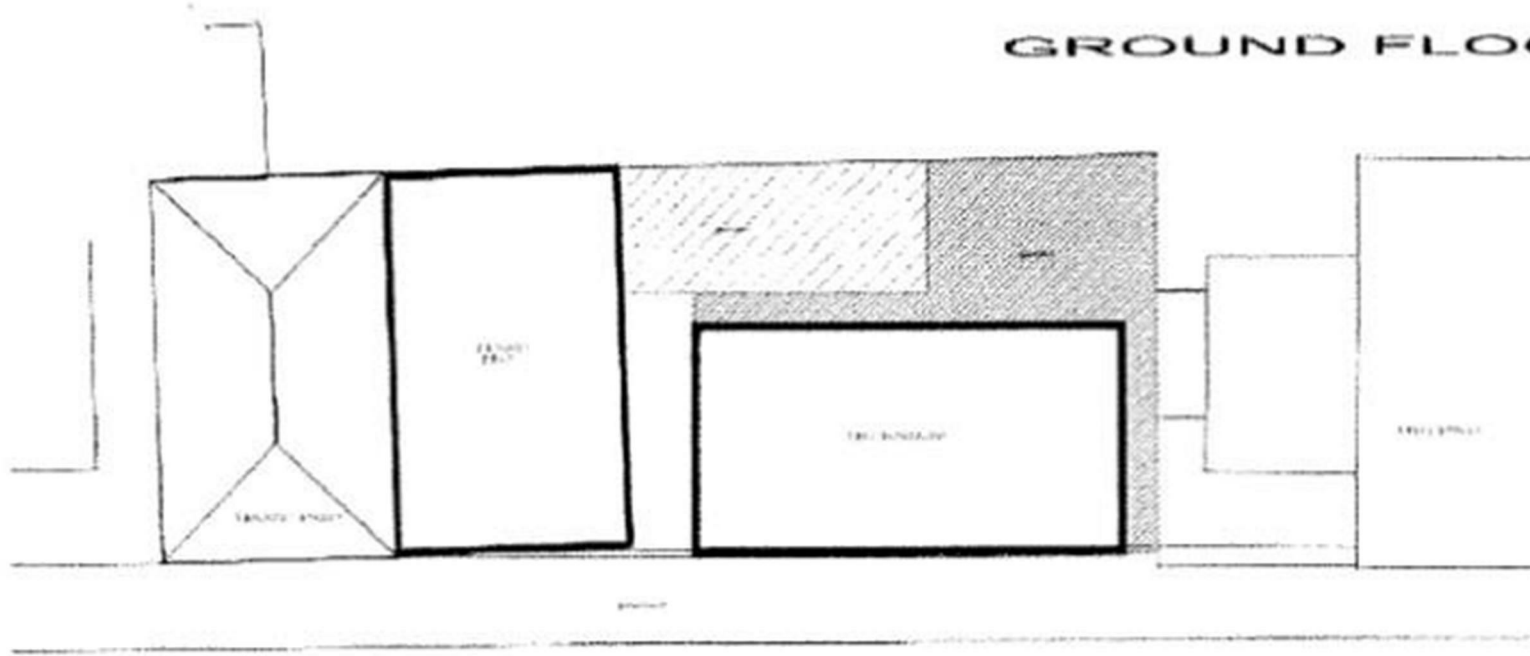


PEEL STREET GARAGE



GROUND FLOOR PLAN



ELEVATION

Peel Street,  
Maidstone ME14 2SA  
Asking Price £140,000

**COLES**  
TOWN & COUNTRY  
VALUERS · LETTINGS & ESTATE AGENTS

A small site in Maidstone Town Centre considered suitable for redevelopment (STP). The site is currently used as a commercial garage (but it will be sold Freehold and with vacant possession). The site is situated in a town centre location within walking distance of shopping, leisure, schooling and transport links.

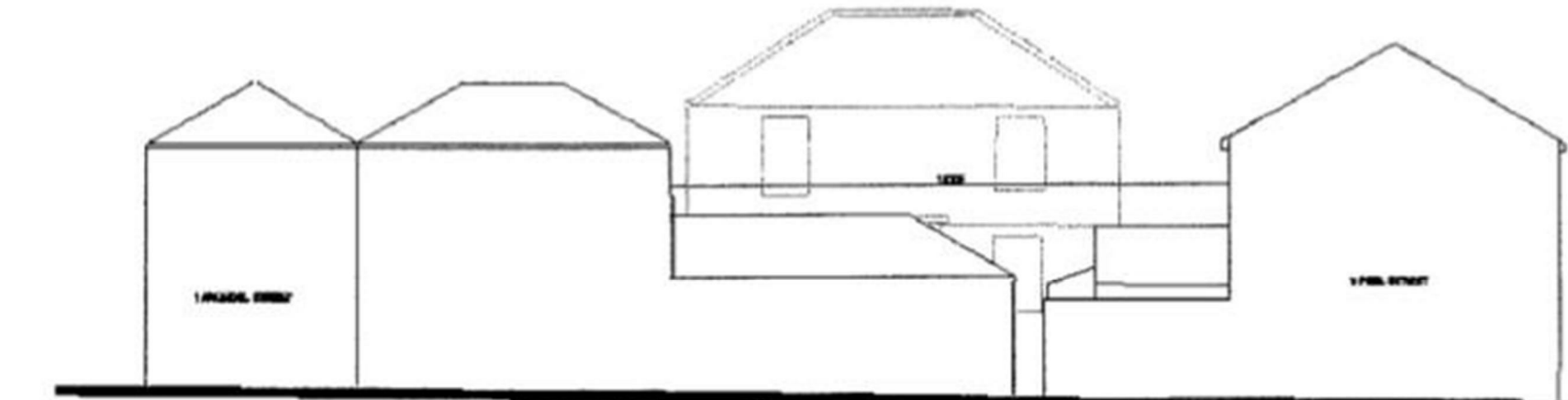
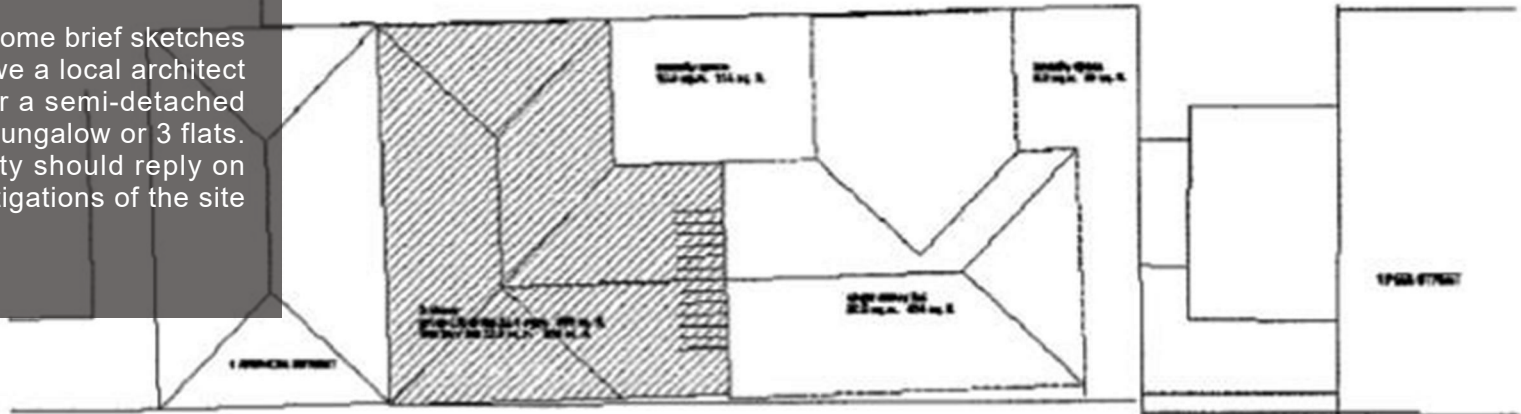
It is felt that this is a unique opportunity to acquire a small commercial site with great redevelopment potential (subject to the usual consents being obtained).

The current owner has had a some brief sketches produced and from dialogue we a local architect feels the site might suit either a semi-detached property and a single storey bungalow or 3 flats. Of course any interested party should reply on their own appraisal and investigations of the site though.

NET GARAGE



GROUND FLOOR PLAN



ELEVATION

## SUMMARY

A small site in Maidstone Town Centre considered suitable for redevelopment (STP). The site is currently used as a commercial garage (but it will be sold Freehold and with vacant possession). Alternatively this is an ideal long term investment property, which will achieve £8000 per annum.

It is felt that this is a unique opportunity to acquire a small commercial site with great redevelopment potential (subject to the usual consents being obtained).

The current owner has had a some brief sketches produced and from dialogue we a local architect feels the site might suit either a semi-detached property and a single storey bungalow or 3 flats. Of course any interested party should reply on their own appraisal and investigations of the site though.

## LOCATION

The site is situated in a town centre location within walking distance of shopping, leisure, schooling and transport links.

## AGENT'S NOTES

- 1) No planning applications have been submitted to date. Just preliminary sketches as to what might be considered for the site.
- 2) Although the seller would prefer a straightforward quick sale they may be open to an option agreement.
- 3) All plans and sketches are for guidance purposes only. Whilst we endeavour to make our sales particulars as accurate as possible, all interested parties must themselves verify their accuracy.





## Location Map

