HUMMERSTONE & HAWKINS

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SUBSTANTIAL BUILDING FOR SALE



Property with C1 use offering accommodation in Maidstone.	**32 Union Street**
18 Studio flats plus a 1 x bedroom pent floor arranged over three floors.	**Maidstone**
Studio flats range from 19sq m / 205sq ft to 36sq m / 388sq ft.	**ME14 1ED**
One-bedroom pent floor of 58sq m / 624sq ft.	**Tenure: FREEHOLD**
We understand that each flat is furnished and is well presented.	**Asking Price: £2,950,000**
Conveniently situated in the centre of town / Good transport links.	**Hummerstone & Hawkins** **Tel: 0208 303 1061**

LOCATION:
Maidstone, the county town of Kent, is a thriving and historic town offering an excellent range of shopping, leisure and recreational facilities. The town centre provides a variety of high street retailers, independent shops, cafés, restaurants and bars, together with the Fremlin Walk and The Mall shopping centres.

The town benefits from excellent transport connections, with Maidstone East, Maidstone West and Maidstone Barracks railway stations providing services to London and surrounding towns. There is also convenient access to the M20 motorway, connecting with the M25. The A229 provides access to the M2.

Maidstone offers a number of leisure opportunities, including riverside walks along the River Medway, Mote Park, one of the largest parks in the south east plus a range of sporting and recreational facilities. The town also benefits from a selection of well-regarded schools and educational establishments.

The subject property is situated on Union Street, conveniently positioned for Maidstone town centre. The location offers easy access to local shops, supermarkets, cafés, restaurants and public transport links, making it an ideal setting.

DESCRIPTION:
A substantial three- storey building comprising 18 self - contained studio flats and a one -bedroom penthouse, arranged over three floors.

The property is access via a private entrance door leading into a welcoming communal reception area, providing access to the ground floor accommodation plus stairs up to the upper floors.

The accommodation is arranged as follows:

- Ground Floor: Seven studio flats
- First Floor: Seven studio flats
- Second Floor: Four studio flats together with a one - bedroom penthouse.

Although we have been unable to inspect every individual unit, we understand that all studio flats are presented in good decorative condition. Each studio benefits from its own ensuite shower room and tea making facilities.

We believe the property offers an attractive investment opportunity, comprising 18 studio flats and an additional one-bedroom penthouse. This makes it particularly suitable for investors seeking a multi-unit property with the potential to generate diversified rental income from a single investment.

APPROXIMATE MEASSUREMENTS:

Studio 1: 25sq m / 269sq ft	Studio 2: 26sq m / 280sq ft	Studio 3: 26sq m / 280sq ft.
Studio 4: 27sq m / 291sq ft	Studio 5: 36sq m / 388sq ft	Studio 6: 26sq m / 280sq ft.
Studio 7: 23sq m / 248sq ft	Studio 8: 29sq m / 312sq ft	Studio 9: 24sq m / 258sq ft.
Studio 10: 27sq m / 291sq ft	Studio 11: 27sq m / 291sq ft	Studio 12: 36sq m / 388sq ft.
Studio 13: 20sq m / 215sq ft	Studio 14: 19sq m / 205sq ft	Studio 15: 29sq m / 312sq ft.
Studio 16: 28sq m / 301sq ft	Studio 18: 19sq m / 205sq ft	Studio 19: 21sq m / 226sq ft.
Flat 17: 58sq m / 624sq ft		

These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.

TENURE:
It is said that the property is freehold.

VAT:
We have been informed that the property isn't elected for vat.

PLANNING:
In 2018 an application was approved for a change of use, extension and alteration of the building to provide 18 studios and a 1- bedroom unit for use as an apart hotel.

We have been informed that the property has C1 use.

Planning reference: 17/504588/FULL

EPC:
The property has an EPC rating of C (Ending 2032)

RATES:
Interested parties are advised to make their own enquiries with Maidstone Borough Council to confirm the business rates payable in respect of the property, including any applicable reliefs, exemptions or discounts.

LEGAL FEES:
Each party are to be responsible for their own legal costs.

VIEWING ARRANGEMENTS:
No direct approach may be made to the property. For an appointment to view, please contact the agent.
Hummerstone & Hawkins T: 0208 303 1061

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