

Ground Floor Retail To Let



85 Bank Street, Maidstone, Kent, ME14 1SD

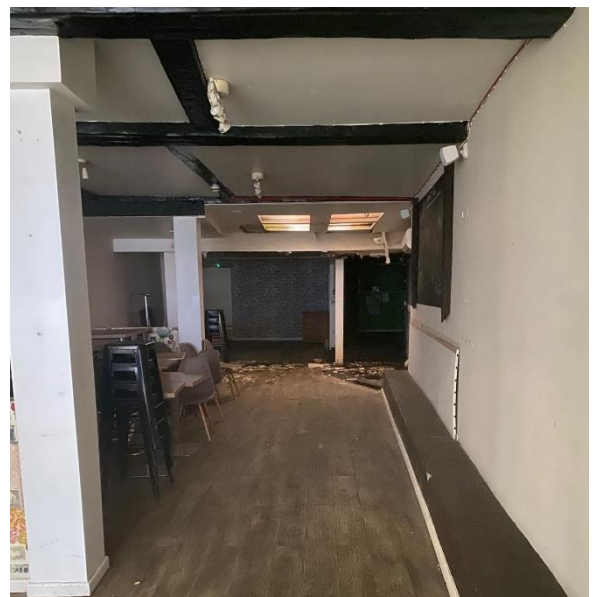


**SIBLEY PARES**

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1,683 Sq Ft (156.35 Sq M)

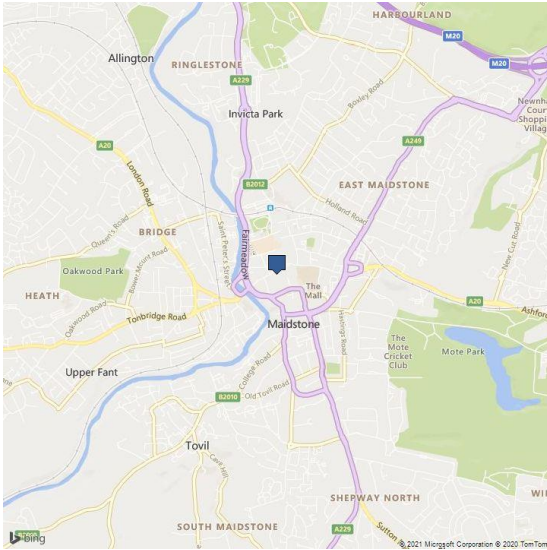
- £22,700 per annum
- Suitable for variety of business uses
- Town centre location
- Former café



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## Description

Ground Floor Retail Unit To Let

## Location

The property is situated on Bank Street in Maidstone, a historic street with a variety of speciality retailers, bars and nightclubs just off Maidstone High Street. Maidstone is a vibrant retail centre anchored by Fremlin Walk and The Mall offering many High Street retailers, restaurants, bars and cafes. Maidstone has excellent communications, with motorway junctions easily accessible, and is serviced by mainline railway stations.

## Rent

**£22,700 Per Annum Exclusive**

## Terms

To take a new lease by negotiation.

## Legal Costs

Each side to bear its own legal and professional costs

## Viewing/Enquiries

Strictly by prior appointment through the Surveyors.  
Please contact:

Matt Sadler e: [matt.sadler@sibleypares.co.uk](mailto:matt.sadler@sibleypares.co.uk)

or

Phil Hubbard e: [phil.hubbard@sibleypares.co.uk](mailto:phil.hubbard@sibleypares.co.uk)

## Accommodation

The property comprises a former cafe, internal inspection has not been possible, therefore floor areas are taken from the VOA:

Retail Area: 1,590 sq ft (147.8 sq m)

External Storage: 93 sq ft (8.6 sq m)

## Rateable Value

RV £24,000 @ 49.9p in the £

Rates payable £11,976 for the year 2020/21

## EPC

Awaited

## Services

Mains electricity

Water

## 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.



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

