

Grange Moor Hotel

4-8 St. Michaels Road, Maidstone, Kent, ME16 8BS



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TOWN CENTRE HOTEL

Grange Moor Hotel

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Key Features

- Recently closed hotel
- Main function room for up to 200
- Second function room for up to 40
- 38 Ensuite bedrooms
- Good size lounge bar and dining room
- Enclosed garden to rear

Description

The Grange Moor comprises of a 38 ensuite bedroom hotel located less than a mile away from the heart of Maidstone, the County Town of Kent, making it popular with tourists and business people alike.

Formally a number of individual older style buildings combined to see the hotel as it is seen now.

The property has red brick elevations under a predominantly plain clay tiled roof, keeping much of its original character.

Externally there is an enclosed garden, ideal for use for weddings, or for guests to enjoy in the warmer months. The garden also has a children's play area. The main car park is to the rear of the hotel, with further parking available to the front, along with a further seating area for guests.

The hotel has recently been closed, so lending itself a blank canvas for a new owner. Possible alternative use, Subject to planning consent being obtained.

Please note the photos shown are from before the hotel had been cleared of its contents



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Accommodation

There are a good mixture and style of 38 ensuite bedrooms located over ground and first floors, a number of these having had some refurbishment very recently.

On the ground floor there is a welcoming reception area, with office off of that, a two section lounge bar and dining area.

The Tudor styled Grange Suite is a great air conditioned function suite, suitable for Weddings and Civil Partnerships (will need re-licencing), with a large dance floor and its own bar, together with direct access to the garden. This room has a capacity for up to 200 (buffet style) or 140 (sit down). The Moor Suite offers space for up to 40 (sit down) and it too is air conditioned. Both of the function suites enjoy access to customer toilets and a cloakroom. Ancillary areas include the good sized fully fitted commercial kitchen, a laundry room and various store rooms.

At basement level there are three storage areas, the largest one also housing the beer cellar.

Area	Sq Ft	Sq M
Basement GIA	961.5	89.32
Ground Floor	8258.6	787.25
1 st Floor	6303.0	585.57
Total	15,523	1,442.09

Rateable Value

The current rateable value is £43,500. This is not what you will pay, but is used to calculate what you will pay.

Sale Price

For sale £1,850,000 Offers in the region of

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

Rating C (59)

Legal Costs

Each side to bear its own legal and professional costs



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Location

Maidstone enjoys a wide range of shopping, schooling and recreational facilities, with the town center itself and the outlying surrounding areas.

The town is well served by three main line railway stations giving ease of access to London, the coast and beyond. With the M20 and M2 motorways also within easy reach there are excellent road routes to the M25 and beyond.

For all Viewings and Enquiries contact:



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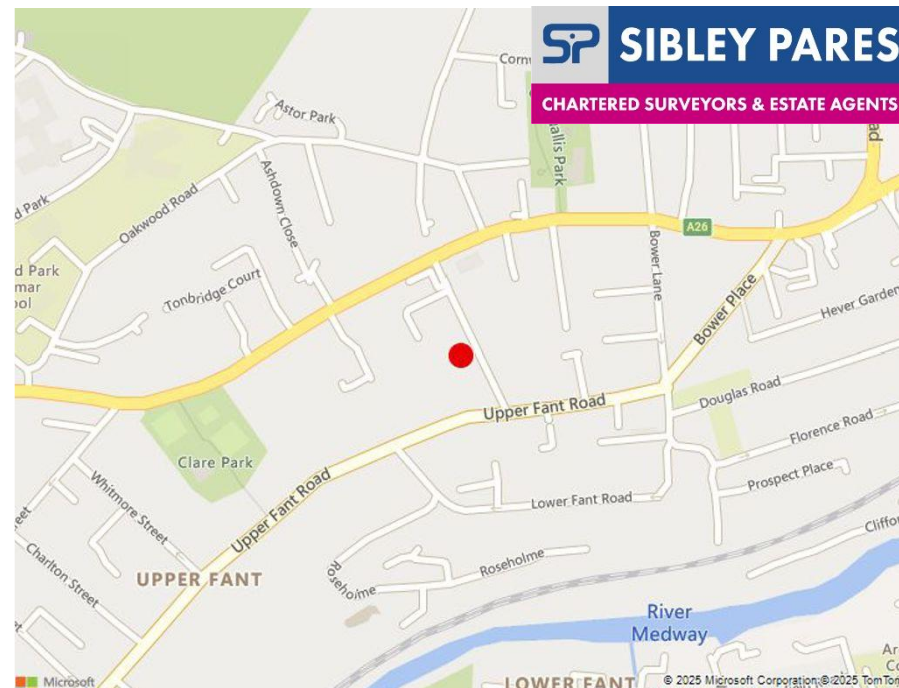
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