

Grange Moor Hotel

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



TOWN CENTRE HOTEL

Grange Moor Hotel

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

Key Features

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

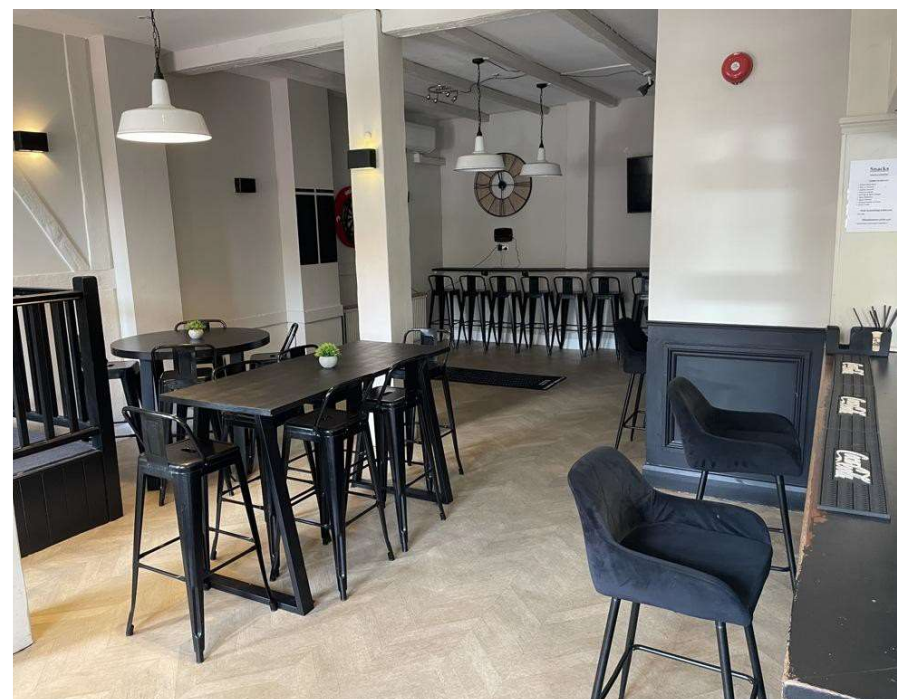
Formally a number of individual older style buildings combined to see the hotel as it is seen now.

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



Grange Moor Hotel

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

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 (sedit 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

Price on application.

VAT

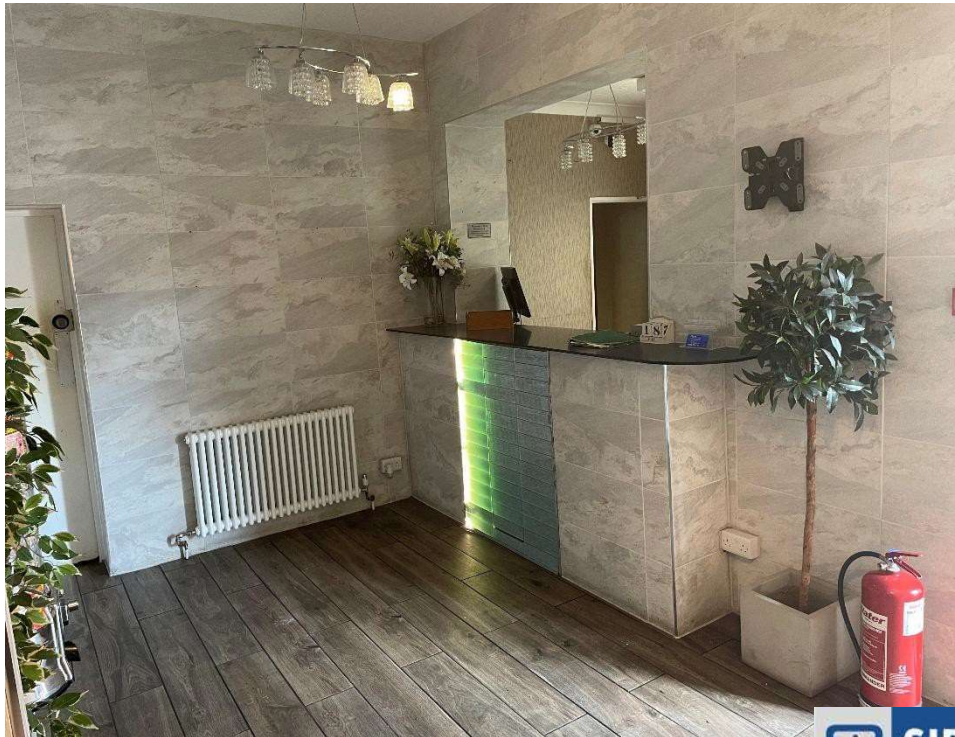
Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

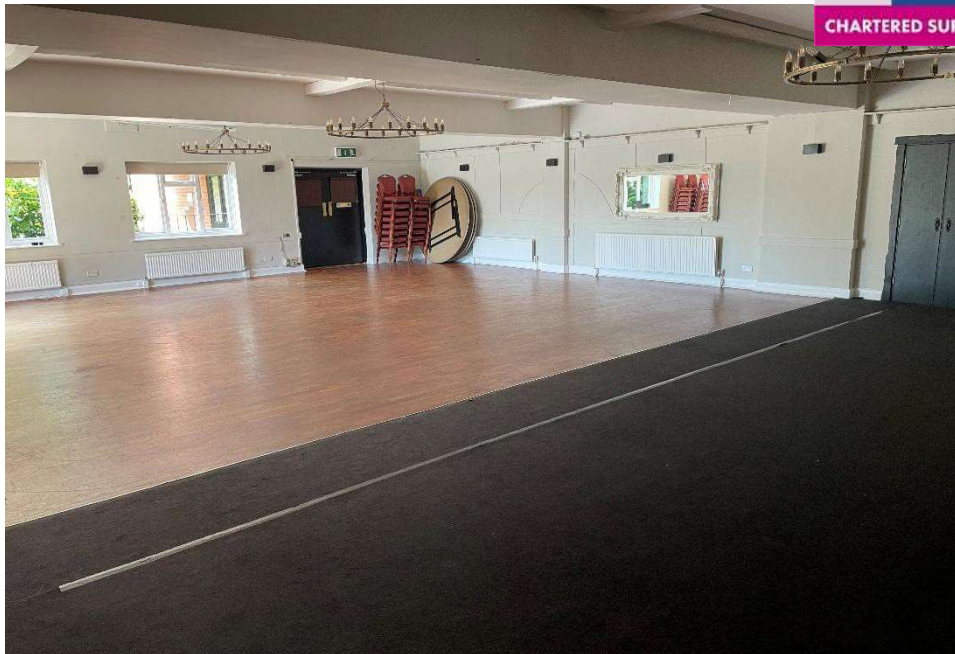
Rating C (59)

Legal Costs

Each side to bear its own legal and professional costs



SIBLEY PARES
CHARTERED SURVEYORS & ESTATE AGENTS





SIBLEY PARES
CHARTERED SURVEYORS & ESTATE AGENTS





SIBLEY PARES
CHARTERED SURVEYORS & ESTATE AGENTS



Grange Moor Hotel

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

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:



Andrew Moore

andrew.moore@sibleypares.co.uk



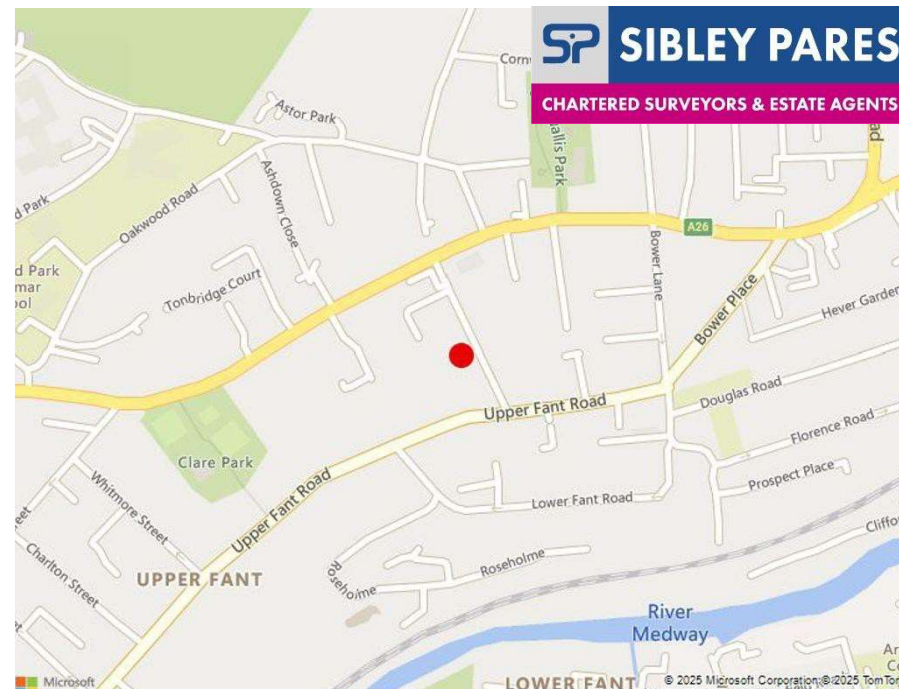
SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

01622 673086

sibleypares.co.uk

NOTE: Rental prices or any other charges are exclusive 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.



AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP Registered in England and Wales No: OC400776 Registered Office: 1 Ashford Road, Maidstone, Kent ME14 5BJ VAT Registration No. 218 5130 30