

7 SNOWDON AVENUE, SNOWDON
PARADE, MAIDSTONE, KENT, ME14 5NS



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

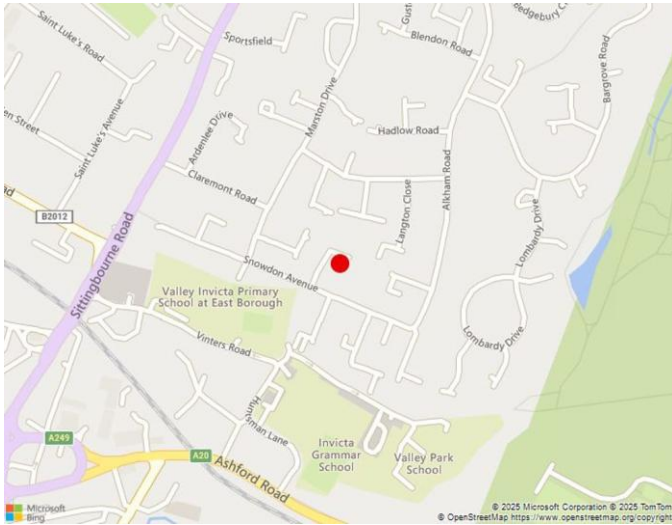


RETAIL UNIT AVAILABLE TO LET

- £16,500 Per Annum
- Located on popular parade
- Private parking and rear loading
- Customer Parking
- 3 Phase Power
- Benefits from use class 'E'
- Available Immediately

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

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Rateable Value

RV £9300 @ 49.9p in the £

Rates payable £4,640 for the year 2025/26 (May be eligible for small business rates relief, please enquire with local borough council for further information)

Rent/Price

£16,500 Per Annum Exclusive

Terms

To take a new FRI lease by negotiation.

Legal Costs

Each side to bear its own legal and professional costs

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.

Viewing



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Location

The property is located on Snowdon Avenue, set within a parade of shops in a densely populated residential area. Snowdon Avenue is situated just off the Sittingbourne Road in Maidstone, close to the Town Centre. The property is close to local bus stops, including Claremont Drive and central bus stops, with a variety of bus routes servicing this.

Description

To Let – Ground floor, mid-terrace retail unit on popular local neighbourhood parade, with Class E consent.

Accommodation

The unit is configured to provide a retail area with approx. 5m wide glazed frontage and partitioned to create rear ancillary storage with WC. The property benefits from a suspended ceiling, LED lighting and 3 Phase Power. There is also private parking and loading to the rear and customer parking available for the wider parade. The property also benefits from use class E, making it suitable for a variety of uses.

Area	Sq. M.	Sq. Ft.
Total NIA	64.9	699

EPC

C (67)

Subject to contract

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.

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