

**64 MALLING ROAD, SNODLAND,
KENT, ME6 5NB**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

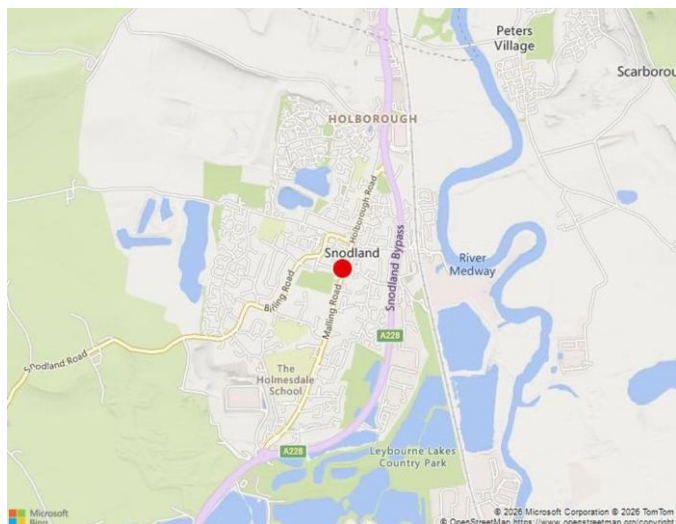


TO LET – RETAIL UNIT WITH BASEMENT STORAGE

- **£10,500 Per Annum Exclusive**
- **Electric Roller Shutter**
- **Suitable for a Variety of Business Uses**
- **Located in Busy Village Parade**

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

64 MALLING ROAD, SNODLAND, KENT, ME6 5NB



Location

The property is situated on Malling Road, Snodland in close proximity to the main High Street. and is located in a residential area on a popular neighbourhood parade.

Snodland is located just off the A228 which provides a direct route to J4 of the M20 motorway, and J2 of the M2 motorway and into the Medway Towns.

Description

To Let - Ground Floor Retail Unit in Neighbourhood Parade. Suitable for a variety of business uses.

Accommodation

The property comprises a ground floor retail unit with basement storage, benefitting from kitchenette and a w/c.

Area	Sq Ft	Sq M
Ground Floor Retail	429	43.85
Basement	177	16.44
Total NIA	606	56.30

EPC

Awaited

Rateable Value

From 1 April 2026, the property will be assessed as follows:

Shop & Premises: £7,700

If eligible, a Tenant can benefit from Small Business Rates relief. Please enquire with local borough council for further information.

Rent

£10,500 Per Annum Exclusive

Terms

To take a new 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) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



Thomas Langston

Thomas.langston@sibleypares.co.uk



Anastasia Raggett

Anastasia.raggett@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 themselves 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