

21 GABRIEL'S HILL, MAIDSTONE,
KENT ME15 6HR

SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

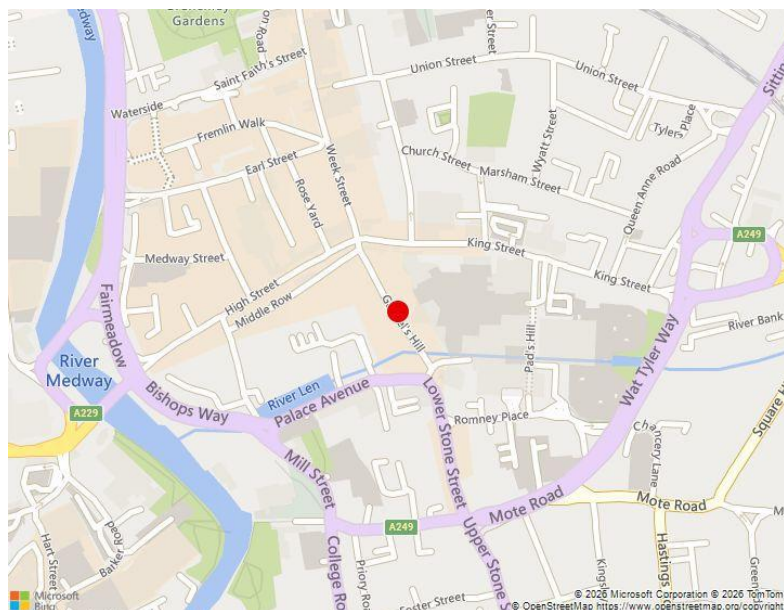


RETAIL UNIT TO LET / FOR SALE

- Popular location near The Mall shopping centre
- £40,000 per annum excl. (ground floor shop)
- May sell freehold interest
- Upper floors suitable for conversion to 4 or more flats subject to planning

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

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Location

The property is located on Gabriels Hill less than 100m from the cross road with Week Street, High Street and King Street which is the prime retail area directly between Fremlin Walk and The Mall in the heart of Maidstone Town Centre.

Maidstone is conveniently located in the centre of the county just 1.5 miles to junctions 6 and 7 of the M20 motorway giving excellent access to the M25 and the wider motorway network. Train services to London are less than 1 hour.

Description

TO LET – Ground floor retail unit

Accommodation

The property comprises a ground floor retail unit with sales area, kitchenette and WC set behind a fully glazed frontage.

The ground floor extends to approximately **2,946 sq ft (273.72 sq m)** NIA.

The building also has two unused upper floors which would be available as part of a freehold sale and benefit from rear pedestrian access. May be suitable for conversion to residential subject to necessary consents

Subject to contract

Terms

The ground floor is immediately available by way of a new lease for a term to be agreed by negotiation.

Freehold interest may be available. (Further information available on request)

Rent

£40,000 per annum exclusive

Business Rates

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £37,000 from 1 April 2026.

The multiplier for 2026/2027 is set to be 38.2p in the £, assuming retail, hospitality or leisure use.

(Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.)

Legal Costs

Each side to bear its own legal and professional costs.

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

EPC

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Viewings



Dominic Barber

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07860 870042

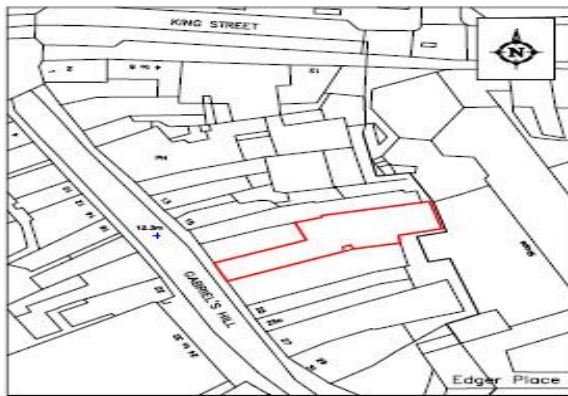


Thomas Langston

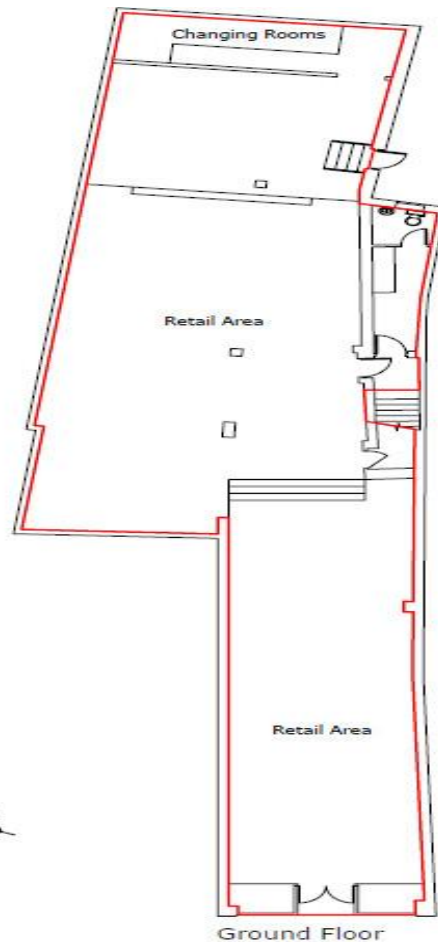
thomas.langston@sibleypares.co.uk



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.



Location plan scale 1:1250



Ground Floor

