

32-34 EARL STREET,
MAIDSTONE, KENT, ME14 1PS



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



RESTAURANT / CLASS E BUILDING FOR SALE / TO LET

32-34 EARL STREET, MAIDSTONE, KENT, ME14 1PS

Key Features

- Prominent four storey building above basement
- Former A3 restaurant premises, currently E-Class Use (includes restaurants, shop, gym etc)
- Approximate gross internal area 932 sq m (10,034 sq ft)
- May suit alternative uses (subject to obtaining necessary consents)

Description

FOR SALE / TO LET

An imposing grade II listed, four-storey mid-terraced property, arranged over a basement. Prominently positioned within Maidstone town centre, the property was previously occupied by The Green Room as well as Pizza Express.

The building extends over four floors above basement and benefits from a premises licence permitting the sale of alcohol, and is currently classified under E-Class Use, allowing for a range of potential uses including retail, restaurant, shop, gym, and spa. The property may also suit alternative uses, subject to obtaining the necessary consents.



Accommodation

The accommodation comprises, on the ground floor, two separate customer trading areas, a reception area, and a food preparation kitchen, together with an external seating area to the front, subject to the potential requirement of a pavement tables and chairs licence.

The first floor provides additional customer trading space, a private function room, and customer WC facilities. The second floor offers a mezzanine seating area, a private dining room, and customer WC facilities, while the third floor comprises a kitchen preparation room, staff room, office, and general ancillary storage areas.

The basement level includes an open-plan customer trading area, customer WC facilities, staff WC, ancillary storage areas, and a fully fitted commercial kitchen.

Floor Areas

We have been advised that the property has the following approximate gross internal area:

Area	Sq Ft	Sq M
Ground Floor	2,212	205.58
First Floor	2,267	210.66
Second Floor	1,815	168.68
Third Floor	1,603	148.92
Basement	2,137	198.58
Total GIA	10,034	932.42

Terms

Freehold with Vacant Possession available

If Leased, the premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent.

Rent / Price

£60,000 per annum exclusive

or

£750,000 for the Freehold with Vacant Possession

EPC

Rating D 84

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.

Legal Costs

Each side to bear its own legal and professional costs

32-34 Earl Street, Maidstone, Kent, ME14 1PS

Location

The property is situated on Earl Street in Maidstone, a popular location for restaurants and bars, just off Maidstone High Street. Maidstone is a vibrant retail centre anchored by Fremlin Walk and The Mall offering many High Street retailers, restaurants, bars and cafes.

Maidstone has good access to the motorway network via junctions 5, 6 & 7 of the M20, and also benefits from 3 mainline stations that provide regular services to both London Victoria, plus high speed services to London St Pancras International via Strood.

What3Words Location:- <https://w3w.co/bike.unique.softly>

For all Viewings and Enquiries contact:



Dominic Barber
dominic.barber@sibleypares.co.uk
07860 870042



Thomas Langston
thomas.langston@sibleypares.co.uk
01622 673086



Joint Agent: panayiotis.themistocli@agg.uk.com 07973 856 232

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.

