

Unit 1, Valence House

Sutton Road, Maidstone, Kent, ME15 9AN



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Neighbourhood Retail Unit To Let
1,266 Sq Ft (117.68 Sq M)

Unit 1, Valence House

Sutton Road, Maidstone, Kent, ME15 9AN



Location

The property is situated in a prominent position on a neighbourhood parade of shops fronting the A274, Sutton Road, one of the main artillery roads leading into the Maidstone Town Centre, approximately 2 miles away. Neighbouring occupiers include KFC, Papa Johns and Coral.

What3Words Location:

<https://what3words.com/noble.target.feast>

Description

To Let- Retail Unit in Prominent Neighbourhood Parade. Suitable for a variety of business uses, subject to the necessary consents.

Accommodation

The premises sits on the corner of a busy neighbourhood parade facing Sutton Road and Adjacent to Mangravet Avenue. The unit comprises a ground floor retail unit with basement storage. There is car parking to the front and rear service yard for deliveries etc.

Area	Sq Ft	Sq M
GF Retail Area	772	71.72
Basement	494	45.90
Total NIA	1,266	117.68

Terms

To take a new full repairing & insuring lease by negotiation.

Rent

£24,000 per annum exclusive of VAT.

Business Rates

The rateable value of the property is shown on the Valuation Office Website as follows:

Rateable Value from April 2026 £25,750 @ 38.2p in the £ for the year 2026/27 assuming a RHL use.

Estate / Service Charge

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available on request.

Use

The property is considered suitable for uses within Class E, to include but not limited to :

- Retail
- Office
- Clinic
- Surgery

EPC

Awaited

Finance Act 1989

Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers and purchasers should satisfy themselves independently as to any VAT payable in respect of any transaction.

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 the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

Legal Costs

Each side to bear its own legal and professional costs

Viewings

Strictly by prior appointment through the Surveyors.



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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.

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