

Unit 1, Granada House

Gabriels Hill, Maidstone, Kent, ME15 6JR



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Popular location near The Mall shopping centre
- Suitable for a Variety of Uses with Class E (to include; Retail, Office, Clinic, Surgery, Leisure)
- £18,500 Per Annum Exclusive

Lock-Up Shop

TO LET

129.6 m² to (1,395 sq ft) approx.

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Location

The property is located on Gabriels Hill in close proximity to 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

The property comprises a 'lock-up' retail unit, arranged as an open trading area to the front with a WC to the rear. To be let as shell & core.

Accommodation

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Retail Area	129.6	1,395

Terms

The property is available as shell & core, to let by way of a new Full Repairing & Insuring (FR&I) Lease for a term to be agreed.

Rent

Our clients are seeking a rent of £18,500 per annum (exclusive).

Deposit

A deposit equivalent to a minimum of three months' rent will be held for the duration of the term.

Business Rates

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

Rateable Value from April 2026 £17,000 @ 38.2p in the £ for the year 2026/27 assuming a RHL use.

(Please rely on your own investigations regarding the rates payable)

Service Charge

There is a service charge payable for the upkeep and maintenance of the communal areas.

Insurance

The Landlord will arrange buildings insurance with the Tenant responsible for reimbursing the annual premium.

Use

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

- Retail
- Office
- Clinic
- Surgery

EPC

The property has been assessed within Band D (91).

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 party are to bear their own legal and professional costs.

Photographs

The photos were taken in May 2026..

Plans and Boundaries

Any plans provided are for indicative purposes only and purchasers must satisfy themselves on the location of any boundaries prior to making any proposal.

Misrepresentations Act 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

Tenant Identification

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all Tenants. Therefore, all proposals will be subject to the necessary checks.

Viewings

Strictly by prior appointment through sole agents:

Thomas Langston

thomas.langston@sibleypares.co.uk

01622 673086

Dominic Barber

dominic.barber@sibleypares.co.uk

01622 673086







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