

**UNIT 1, THE OLD FORGE, THE GREEN,
BEARSTED, MAIDSTONE, KENT ME14 4DT**



CLASS E BUILDING TO LET

- With large forecourt for parking
- Suitable for a variety of uses (subject to necessary consents)
- £15,000 per annum
- Located on Bearsted Green

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Location

The property is situated on Bearsted Green in the centre of Bearsted villade. Bearsted is conveniently located within 4 miles of Maidstone Town Centre and 1.5 miles of J7 of the M20 motorway giving excellent transport links. It offers many local amenities including restaurants, local shops and bars.

Bearsted train station is less than 0.5 miles from the property and offers direct service to London Victoria.

Accommodation

The property comprises a single storey building with good forecourt parking provision. Historically used as a blacksmith's forge, the property retains some character features whilst providing a practical commercial space suitable for a variety of occupiers and uses, subject to the necessary planning consents.

Internally, the property provides predominantly open plan accommodation with good flexibility, allowing for a range of potential uses including office, studio, retail, beauty and other commercial uses.

Measured on an NIA basis, the property extends to approximately 863 sq ft (80.2 sq m)

Terms

The property is available from November by way of a new lease for a term to be agreed by negotiation.

Rent

£15,000 per annum exclusive

VAT

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

Business Rates

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £8,800.

The multiplier for 2026/2027 is 43.2p in the £.

The property may benefit from small business rates relief. (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.

EPC

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Subject to contract

Viewings



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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 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.

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