

6 Gabriels Hill, Maidstone,
Kent, ME15 6JG



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- £285,000 for the Freehold
- Grade II Listed Building in Town Centre
- Benefits from 'E' Planning Use Class

Potential Investment FOR SALE

6 Gabriels Hill, Maidstone, Kent, ME15 6JG

Description

For Sale – Grade II listed retail unit with ancillary first and second floor residential accommodation, currently in an part-finished/shell condition. Suitable for a variety of business uses.

Accommodation

The property is currently configured to have ground floor retail accommodation with basement storage, together with residential accommodation over the First and Second Floors.

The upper floors are in a part-finished/shell condition and will require a full fit-out.

Area	Sq Ft	Sq M
Ground Floor Retail	521	48.40
Upper Floor Residential	1,019	94.66
Total	1,350	125.42

Terms

Freehold interest available with vacant possession, under Title No. TT17304.

Price

£285,000 for the Freehold.



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EPC

Rating (E) 101

Rateable Value

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

Rateable Value from April 2026 £19,500 @ 38.2p in the £ for the year 2026/27 assuming a RHL use.

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

Council tax band – B

Anti-Money Laundering

Money Laundering Regulations require Sibley Pares to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and address.

Planning

An application has been submitted under MBC planning reference 26/502782/LBC for Listed Building Consent for remedial repairs and reinstatement of historic second floor structure, internal braced walls and party wall linings.

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Legal Costs

Each party to bear their own legal and professional costs.



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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.

What3Words Location:

<https://what3words.com/stream.league.shine>

Viewings and Enquiries:

Strictly by prior appointment through the Agents.



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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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