

TO LET – Large Town Centre Retail Unit



93-95 High Street, Maidstone, Kent, ME14 1AS



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

3,780 Sq Ft (351.16 Sq M)

- Ground floor & basement
- Former Royal Bank of Scotland Unit
- Alternative commercial uses considered
- Rent: £67,500 per annum exclusive
- 'E' use class (formerly A2 use)

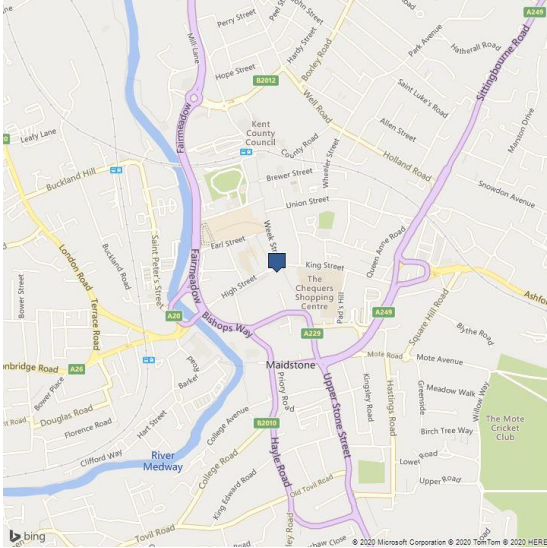


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### Accommodation

Mid terrace double fronted commercial premises (formerly the RBS bank), arranged as a front open plan sales area, two partitioned offices, a store room, goods lift, further open plan office to the rear, kitchen and male & female WC's. The basement provides additional storage, arranged as 3 rooms and a plant room. There are 3 car parking spaces at the rear.

Ground Floor	2,615 sq ft	(242.93 sq m)
Basement	1,165 sq ft	(108.23 sq m)
Total	3,780 sq ft	(351.16 sq m)

### Rateable Value

RV £66,500 @ 51.3p in the £

Rates payable £34,114.50 for the year 2020/21

### EPC

Rating D (82)

### Services

Mains electricity

Water

Fibre Broadband Available

### Description

To Let – Town Centre Ground Floor Retail Unit with Basement

### Location

The subject property is located on Maidstone High Street close to the convergence of High Street, Week Street and Gabriels Hill. The property has excellent visibility and prominence onto the High Street, just off the prime retail area of Week Street and Fremlin Walk. Maidstone, the County Town of Kent is served by main line rail services at Maidstone East and Maidstone West to both London, Ashford International and the Coast with good road links to the M20 and M2.

### Rent

£67,500 Per Annum Exclusive

### Terms

To take a new lease by negotiation.

### Legal Costs

Each side to bear its own legal and professional costs

### 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.

### Viewing/Enquiries

Strictly by prior appointment through the Surveyors. Please contact

Phil Hubbard e: phil.hubbard@sibleypares.co.uk or

Matt Sadler e: matt.sadler@sibleypares.co.uk

Or through our joint agent James Commercial.



NOTE: Rental, prices or any other charges are inclusive 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

