

# MAIDSTONE

7 COLEMAN PARADE, KING STREET  
ME14 1DJ

# LINAYS COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT, BR5 1NA  
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**TO LET – PROMINENT RETAIL / CLASS E USE PREMISES – 1,134 SQ.FT  
GROUND & FIRST FLOOR – TOWN CENTRE LOCATION**



## Location / Description

Maidstone is a busy town within the county of Kent located on the A20. The town is popular with commuters having regular rail services from three stations Maidstone East, Maidstone West & Maidstone Barracks. The subject property is located at the western end of King Street, close

## Accommodation

Total Internal Areas: (Net)		
Ground Floor:	576sq.ft	53.6sq.m
First Floor:	558sq.ft	<u>51.9sq.m</u>
<b>Total:</b>	<b>1,134sq.ft</b>	<b>105sq.m</b>
Ladies & Gents WC's.		

to its junction with Week Street and High Street. Surrounding occupiers include Starbucks, Greggs & Kokoro and the property lies opposite the Mall Shopping Centre. The property comprises a mid-terrace two storey building set beneath a flat roof. The ground floor provides retail space, partitioned office and kitchen. The first floor is accessed via an internal staircase from within the sales area and offers ancillary storage but could easily be adapted to provide additional retail space.

Ref: MC/5366

## Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£30,000 (Thirty Thousand Pounds)** per annum exclusive, payable quarterly in advance.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £20,209.50 (2022/23). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## VAT

We are advised that the property is elected for VAT.

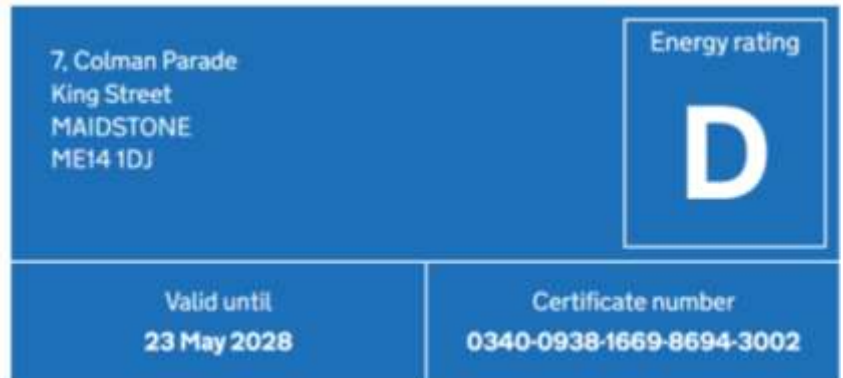
## Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's approval.

## Internal Photo



## EPC



## Viewings

Available by prior appointment via sole agents Linays;

Contact: Mandeep Cheema      Email: [mc@linays.co.uk](mailto:mc@linays.co.uk)

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property