



24 King Street, Maidstone, ME14 1BW

Three storey shop fronted premises to let with upper floor offices and basement stores.

020 8681 2000

info@hnfproperty.com



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24 King Street, Maidstone, Kent, ME14 1BW

New Lease Rent £34,500 Per Annum Exclusive

LOCATION: - The property is situated fronting King Street in the centre of Maidstone very close to the entrance to The Mall Shopping Centre and set amongst a mixture of multiples and more secondary occupiers. King Street forms part of the main A20 and nearby multiples include Nationwide Building Society, Magnet Kitchens, Costa Coffee, and Caffè Nero There is a degree of pedestrian flow generated by the nearby shopping centre and other retailers and there are also nearby pay and display car parks. The property is within walking distance of Maidstone mainline station.

DESCRIPTION: - The property comprises a shopfronted premises with ancillary offices above together with basement stores with the whole building arranged over basement, ground, first and second floors. The property has an attractive period shopfront with the ground floor being partially air conditioned and with the upper floors heated by night storage heating. There is a small yard area to the rear which also provides fire exit from the upper floors. The property is considered suitable for a variety of uses and has most recently been used as an estate agency office with ancillary

upper floors.

ACCOMMODATION:

Gross frontage	6.55m
Internal width	6.5m
Built depth	18.3m
Ground floor sales area	77.92m ² (840ft ²) approx.
Ground floor store	8.52m ² (92ft ²) approx.
Rear ground floor office	12.35m ² (133ft ²) approx.
Basement stores	50.79m ² (547ft ²) approx.
First floor offices	65.83m ² 709ft ² approx.
Second floor offices	91.65m ² (986ft ²) approx.
Overall total	307.24m ² (3307ft ²) approx.
Internal WC facilities	
Externally, small rear yard and fire exit area.	

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

USE/PLANNING: - It is believed that the property would now fall within Class E of the Town and Country Use Classes Order and would be considered suitable for a variety of uses. The property's most recent use was as an estate agency.

RENT/PRICE: - An initial rent of £34,500 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £25,250. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has a current EPC rating of 76 within Band D.

VAT: - we are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents

VIEWINGS: - Viewings by prior arrangement - please telephone HNF Property on 0208 681 2000. Or joint agent Sibley Pares on 01622 673086 attn Phil Hubbard.

020 8769 0161

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HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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Date: 10th February 2022



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