



**OF INTEREST TO OCCUPIERS, INVESTORS &
DEVELOPERS**

PROMINENT CORNER BUILDING

FOR SALE

**Ground Floor currently producing £10,750 per annum
Self Contained Vacant Upper Parts**



**13-17 LOWER STONE STREET
MAIDSTONE
KENT ME15 6JX**

01732 897997

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Bishop Whitehead Ltd. nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.



LOCATION: Occupying a prominent corner location, the property is situated at the edge of Maidstone Town Centre within a short distance of all the facilities that the County town has to offer. Maidstone East railway station is within 10 minutes walk and the property is very close to the main Mall Shopping Centre car park. The property has good motorway access via Junction 7 of the M20.

DESCRIPTION: A modern building of concrete frame construction comprising a ground floor retail unit with self contained office accommodation above. The offices benefit from central heating, suspended ceilings with Cat 2 lighting and a security entry system. As well providing good quality offices space the upper parts would lend themselves to alternative uses including residential subject to all necessary consents being obtained.

ACCOMMODATION:

Ground Floor – 596 sq ft (55.3m²) Shop Let to The Logistics Partnership LLP for a term of 6 years from 1st April 2014. There is a rent review in line with RPI and a tenant's break at 31st March 2017. The tenant has been occupation since 2001

First Floor - Vacant

Open plan reception/office area with three individual

offices off plus kitchen 585 sq.ft. 54.3m²

Second Floor - Vacant

Three individual offices 489 sq.ft. 45.4m²

EP: The property is assessed in Band D (95). A copy of the Energy Performance Certificate is available upon request.

TENURE: **Freehold**

PRICE: **£295,000**

For Viewing and further information contact Tim Bishop

01732 897997

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Bishop Whitehead Ltd. nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.