



OF INTEREST TO OWNER OCCUPIERS AND INVESTORS

GROUND FLOOR RETAIL/CLASS E PREMISES

2,480 sq ft (230.4 m²)

FOR SALE



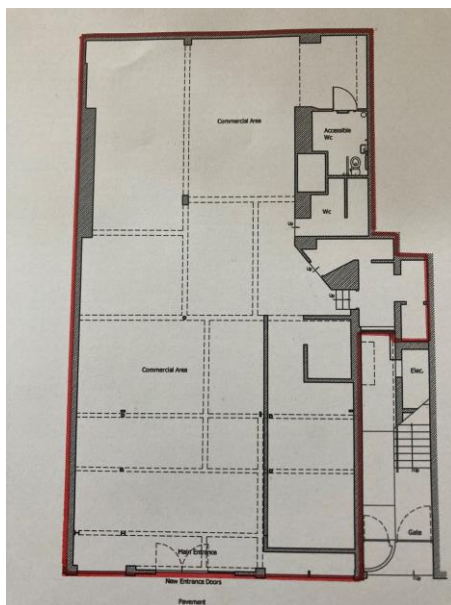
**34 LOWER STONE STREET
MAIDSTONE
KENT
ME15 6YT**

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LOCATION: Prominently located on the edge of the Town Centre on the main one way system close to the junction with Romney Place.

ACCOMMODATION: The property comprises the ground floor of an attractive Grade 2 listed building extending to approx. 2,480 sq ft (230.4 m²)



USE: The premises are suitable for retail/ Use Class E/ restaurant uses

RATES: Rateable Value £23,500 Rates payable (2025-26) approx.. £13,042

TENURE: For sale by means of a new 999 year lease at a peppercorn rent.

PRICE: £325,000 No VAT

EPC: Band C (64)

ANTI MONEY LAUNDERING: In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks on all purchasers. In the event an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction;

For viewing and further information contact Tim Bishop on 07808 328051

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