

A1 / A2 UNIT TO LET



11 , King Street, Maidstone, Kent ME14 1DJ

**SP SIBBLEY PARES**  
CHARTERED SURVEYORS & ESTATE AGENTS

2,068 sq ft (192.12 sq m)

- Town Centre Location
- A1 / A2 Use
- Rent £33,000 per annum



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### Description

Retail/Professional Services Premises in Town Centre to Let

### Location

Located on King Street, in the County Town of Maidstone, the property is close to the entrance of The Mall Shopping Centre, and the town bus station.

Retailers close by include Boots and Magnet and there are a variety of Estate Agents, Financial Institutions and Cafe/Bars in the vicinity. The busy retail area of Week Street and Fremlin Walk are within a five minute walk of the property.

Parking can be found at the multi-storey car park and the King Street car park.

### Accommodation

A1 (Retail) /A2 (Professional Services) use premises with recessed entrance and fully glazed frontage

Frontage	22 ft 10"	6.96 m
Depth	84 ft 8"	25.79 m

Open Plan Retail Area	894 sq ft	(83.11 sq m)
Ancillary Space to rear	912 sq ft	(84.80 sq m)

Store	191 sq ft	(17.73 sq m)
Kitchen	70 sq ft	(6.51 sq m)

**Total 2,067 sq ft (192.15 sq m)**

Ladies and Gents Wcs

Suspended ceilings  
CAT II lighting and recessed spotlighting

### EPC

Rating D(83)

### Legal Costs

Each side to bear its own legal and professional costs

### VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

**Rent: £33,000 per annum**

### Terms

To take a new FRI lease, terms to be agreed

### Rateable Value

RV £33,750 @ 0.48p in the £

Rates payable £16,200 for the year 2018/19

### Services

Electricity, water, mains drainage

### Viewing/Enquiries

Strictly by prior appointment through the Surveyors.  
Please contact

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Matt Sadler e: [matt.sadler@sibleypares.co.uk](mailto:matt.sadler@sibleypares.co.uk)



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