TOWN CENTRE A1/A2/A3 UNIT TO LET

12 Middle Row, Maidstone, Maidstone, Kent ME14 1TG

- Town Centre Location
- Excellent Frontage
- Rent £24,000
- A3 Use

1,051 sq ft (97.63 sq m)

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Description
Town Centre Ground Floor Dual Frontage Retail Shop with A3 planning permission.

Location
The property is located on Middle Row, opposite the High Street junction with Pudding Lane giving excellent frontage to both the High Street and Bank Street, also benefitting from dual frontage with entrances to Middle Row and Bank street.

Accommodation
Accommodation consists of ground floor retail area, kitchen area. The property benefits from two WC's one of which is disabled. The property has been fitted out with a bar area to the far side of the Middle Row entrance.

- **Frontage**: 31 ft 6" (9.58 m)
- **Retail Area**: 983 sq ft (91.32 sq m)
- **Kitchen**: 68 sq ft (6.28 sq m)
- **Disabled WC**

Services
- Mains water and drainage, electricity

Rent
**£24,000 per annum**

Terms
To take a new full repairing and insuring lease for a period to be agreed by negotiation subject to upward only rent reviews.

Rateable Value
- **RV £26,250 @ 48p in the £**
- Rates payable £12,600 for the year 2018/19

Viewing/Enquiries
Strictly by prior appointment through the Surveyors. Please contact:

- Phil Hubbard e: phil.hubbard@sibleypares.co.uk
- Matt Sadler e: matt.sadler@sibleypares.co.uk

Legal Costs
Each side to bear its own legal and professional costs

VAT
We understand from our client that the property is not elected for VAT

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.