

# FOR SALE: Ground Floor A3 Premises with Self Contained 2 Bedroom Flat with Planning Consent for Additional Flat



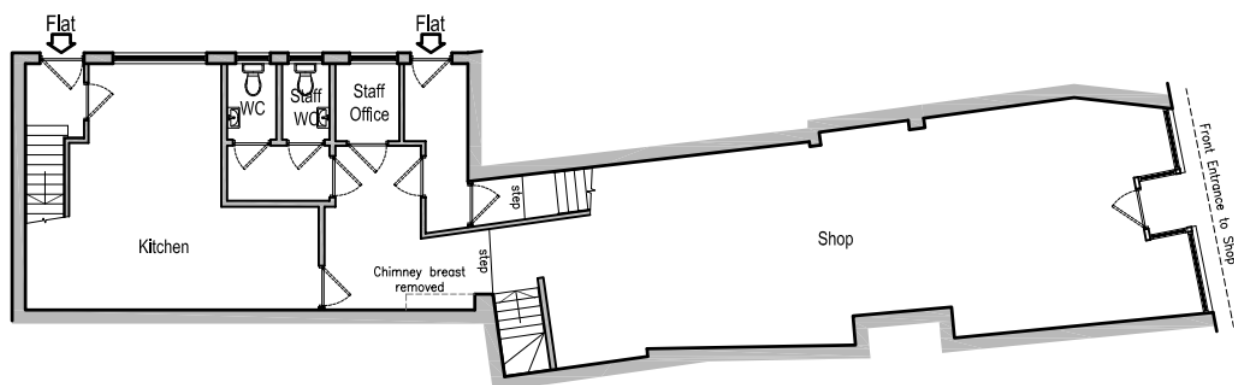
- Ground Floor A3 Premises with Kitchen Located in Historic Street
- Large Self Contained 2 Bedroom Flat Currently Let @ £800 pcm
- Planning Consent (16/501708/LBC) to Convert Upper Storage Area into Further 2-Bed Residential Flat



81 Bank Street, Maidstone, Kent, ME14 1SD



1,585.70 Sq Ft (147.31 Sq M)



Proposed Ground Floor Plan  
scale 1:100



### Proposed First Floor Plan

scale 1:100

### Accommodation

The property is Grade II listed and comprises of a Ground Floor A3 premises which is currently a long established café/coffee shop with kitchen. The upstairs storage area has planning consent to be converted into a self contained 2 bedroom residential flat (see plans).

The upper two floors are made up of a 2 Bedroom Self-Contained flat with two large double en-suite bedrooms, separate kitchen and a spacious lounge. The property also benefits from an outside terrace.

### Commercial

#### Ground Floor

Customer Seating Area: 539 sq ft (50 sq m)

Kitchen plus storage: 405 sq ft (38 sq m)

#### First Floor Rear (with planning consent)

Upstairs Ancillary Storage: 572 sq ft (53 sq m)

### Residential

#### First & Second Floor Front

Self-Contained 2-bed flat GIA: 1,100 sq ft (102 sq m)

### EPC

EPC awaited

### Services

We understand the property to have mains water, and electricity

### Legal Costs

Each party responsible for their own legal costs.

### Description

Ground Floor A3 Premises with existing Self Contained 2-Bedroom Flat to the front of the building with Planning Consent for to convert the rear first floor storage to create an additional 2-Bedroom flat.

### Location

The property is located in the centre of Maidstone, the county town of Kent. Maidstone is a vibrant town anchored by Fremlin Walk shopping centre and The Mall with an excellent mix of multinational retailers and independent traders plus many bars and restaurants. Bank Street is within the pedestrianised retail centre within close proximity to the East and West stations.

### Price

Offers in the region of **£550,000**

### Tenure

Freehold subject to the existing AST on the 2-bed flat which is let on a 12 month term from February 2017 at a passing rent of £800 per calendar month. The remainder of the property will be sold vacant.

### Rateable Value

Rateable Value £18,000 @ 46.6p in the £

Rates Payable £8,388 for the year 2017/18

### VAT

VAT is applicable on the purchase

### Viewing/Enquiries

To arrange viewings please contact:

**Phil Hubbard:** phubbard@sibleypares.co.uk

**Matthew Sadler:** msadler@sibleypares.co.uk


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CHARTERED SURVEYORS & ESTATE AGENTS

01622 673086
sibleypares.co.uk

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

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