

# The Herbalist & Junipers

22-23 High Street, Maidstone, Kent, ME14 1JF



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

- Beautifully presented to a very high standard
- Ground floor bar (c.30) and restaurant (c.100)
- Fully equipped open stage kitchen
- Lower ground floor Nightclub (c.100), which could be repurposed
- Located in the centre of Maidstone, the County Town of Kent
- The property extends to nearly 7,500 sq ft (692 sq m)

THE HERBALIST

**Town Centre Restaurant,  
Bar & Nightclub**

**OIRO £1,450,000**

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The Herbalist and Junipers comprise of a ground floor restaurant and bar which has been beautifully and extensively fitted out, having a design inspiration from botanical pioneers Nicholas Culpeper & Sir Joseph Banks, which includes stunning hand painted ceiling light panels.

The current design is considered to allow it to cater for pretty much any cuisine style, without the need for further expense.

Since opening in 2018, after its extensive refurbishment and fit out, the business has built up an excellent reputation as one of the leading venues in the town, whether that be for its cocktails and other drinks, or its fine food. There is also a pizza oven, preparation and cook area, which includes a takeaway service point directly to the pavement outside.

The restaurant area is generally laid out for 100 covers, including a side snug or private dining area. The bar area, with its long bar servery, can seat up to 30.

The open stage fronted kitchen is at the heart of the restaurant, proudly displaying chefs at work.

At lower ground floor level can be found Junipers, which has the benefit of its own independent access to the High Street if or when needed.



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Junipers has operated as a late-night venue, with DJ music and comedy nights being prominent.

This space could be repurposed for another use, subject to any planning consent being required, should an owner wish to do so.

The whole property extends to a little under 7,500 sq ft (a little over 690 sq m), the ground floor accounting for just under 3,800 sq ft of that.

### The Opportunity

Being sold due to the owners wish to concentrate on their core business of more out of town and country pubs, the business enjoys a good solid annual turnover of around £1,200,000 p.a. Formal trading data will be available after a formal viewing.

### Tenure

The property is available either as a long leasehold (virtual freehold) on its own, or freehold, to include the ground rents on the flats above and some adjoining commercial properties with peppercorn rents.

### VAT

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable.



### Rateable Value

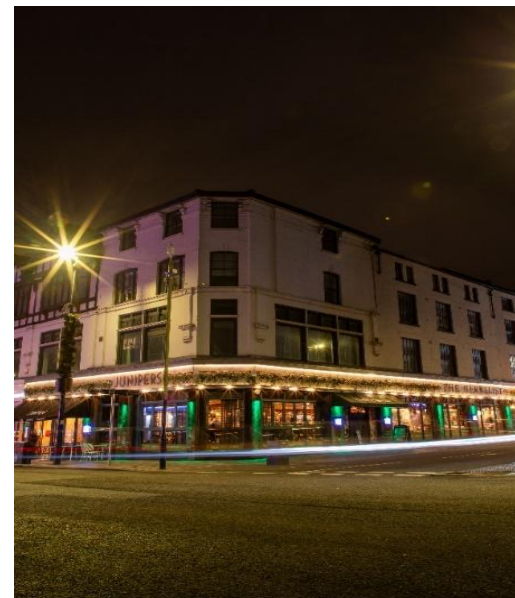
The rateable value is £97,000. This is not what you will pay, but is used to calculate what you do pay.

### EPC

Rating – TBC

### Legal Costs

Each side to bear its own legal and professional costs.





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## Location

The Herbalist and Junipers occupy an unrivalled and bold corner position fronting both the High Street and Pudding Lane in Maidstone, the county town of Kent.

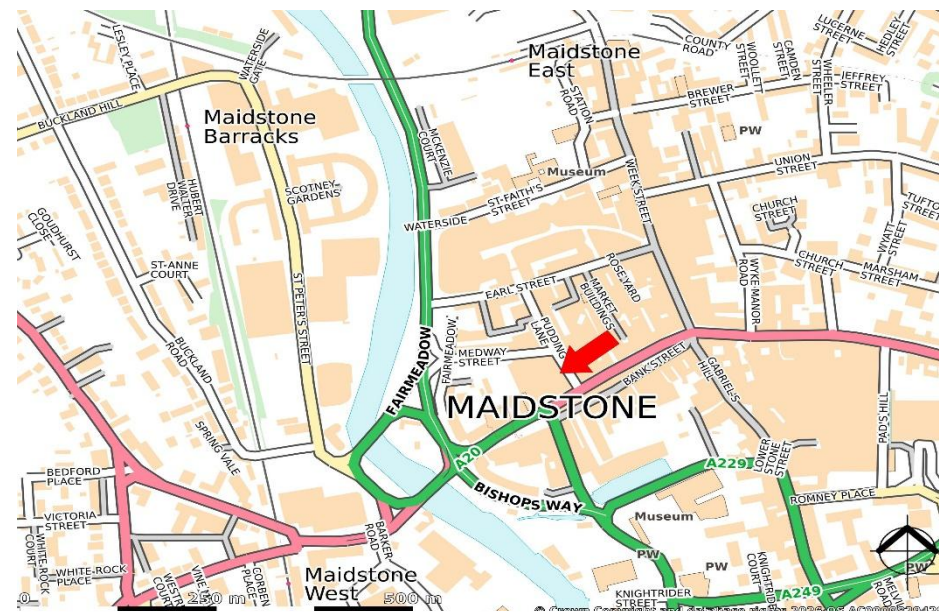
The town provides custom to the business from people living and working in the town centre, as well as from out of town in the surrounding villages. Maidstone is also a popular place to visit from the wider area, including London, especially over weekends and bank holidays.

Transport links are excellent, with three main line railway stations, offering services to London in around an hour. There are also good road links, with both the M20 & M2 being prominent, giving access to London and the Kent coast.

For all Enquiries and Viewings, by prior appointment, contact:



**Andrew Moore**  
[andrew.moore@sibleypares.co.uk](mailto:andrew.moore@sibleypares.co.uk)



NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be 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.

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