



chartered surveyors
and property consultants



27 High Street • Headcorn (Maidstone) • Kent TN27 9NH

Mixed Use Building - To Let

Retail / Class E, parking / yard area, and 3-bedroom self-contained flat

Location

Headcorn is a large and busy village situated on the A274, approximately 9 miles south east of Maidstone and 14 miles to the west of Ashford. Junction 8 of the M20 is approximately 8 miles to the north east. Headcorn has a main line train station with a direct service to London with a travel time of around 1 hour, 11 mins.

Description

A substantial and prominently positioned period building, in the centre of the High Street, currently trading as a café (Costa Coffee franchise) on the ground floor. There is a self-contained 3-bedroom flat with a terrace on the first floor, accessed from the side of the building. To the rear there is a large yard /parking area – "The Yard" - which to date has been used for the sale of outdoor garden furniture and plants.

Floor Areas

Ground floor commercial area –	2035 sq ft (189 sq m)
First floor flat – 3 bedroom –	1074 sq ft (99.75 sq m)
Rear yard / parking area –	3900 sq ft (362 sq m) – approx.

Rent

£49,500 per annum, exclusive of all other outgoings. There is currently no VAT applicable to the rent.

Terms

New lease by arrangement, on a full repairing and insuring basis.

Business Rates

The current rateable value is £27,000. Interested parties are advised to check the amount payable directly with Maidstone Borough Council.

Viewing Arrangements

Strictly by appointment and accompanied.

T – 01892 552500

Rupert Farrant – rupert@durlings.co.uk

Important Note:

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Subject to contract, availability & proof of funding.



**chartered surveyors
and property consultants**

COMMERCIAL



Contact Rupert Farrant on

01892 552 500

rupert@durlings.co.uk

www.durlings.co.uk

22 Mount Ephraim Road,
Tunbridge Wells,
Kent TN1 1ED

COMMERCIAL



Ground Floor

Contact Rupert Farrant on 01892 552500 rupert@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent, TN1 1ED

