



**FIRST FLOOR OFFICES  
(WITH SMALL GROUND FLOOR STORE, POSSIBLE RETAIL)  
TO LET ON AN ECONOMICAL & FLEXIBLE TERM**

**2,061 Sq Ft (191.47 Sq M)**

**LEASEHOLD**

**48 CHURCH STREET, MAIDSTONE, KENT ME14 1DS**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

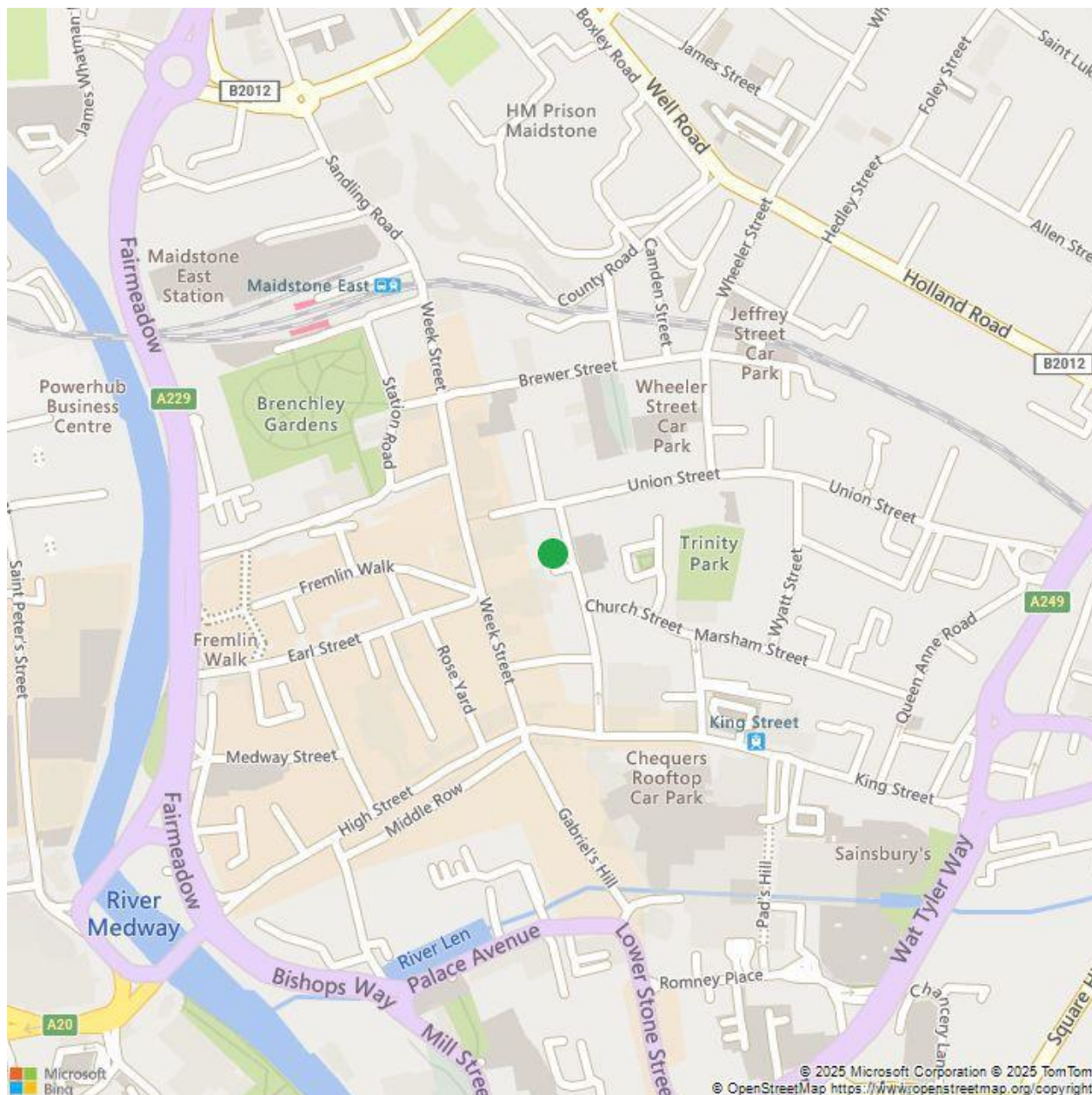


## LOCATION:

The premises are located in Church Street, Maidstone which runs directly parallel to Week Street, one of the main retailing areas for the county town.

Church Street itself provides service access to a number of prime retail units including Primark, WH Smith and Poundland. Church Street connects King Street and Union Street, and is immediately opposite a small NCP Car Park.

Maidstone East Railway Station is within easy walking distance as are a number of Municipal Car Parks and the main retail centre of Maidstone Town.



## DESCRIPTION:

The premises comprise offices on the first floor and a small ground floor room, which forms part of the rear of the Poundland Retail Unit fronting Week Street.

Internally the first floor offices are divided by a mix of light weight partitioning and solid walls into eight offices plus large open plan area, kitchen and separate male and female WC facilities. Additionally, on the ground floor there is a small separate unit with frontage to Church Street with access from the entrance to the first floor office.

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## ACCOMMODATION:

All areas are approximate and net internal.

48 Church Street:

Ground Floor Retail/Office: 171 sq ft 15.9 sq m

First Floor Offices: 1,890 sq ft 175.6 sq m

Including cellular rooms and open plan area and Kitchen  
WC facilities

There is the possibility of additional space being made available for those seeking it.

## TERMS:

The offices are to Let on a new internal repairing and insuring lease on flexible terms to be agreed.

## RENT:

£16,000 per annum exclusive.

## LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

## PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

## BUSINESS RATES:

48-49 Church Street:

Description: Offices and premises

Rateable Value (2023): £27,000

Shared Parts 48 Church Street:

Description: Offices and premises

Rateable Value (2023): £6,600

Potential applicants are advised to check with the Local Rating Authority, Maidstone Borough Council, for the actual business rates payable.

## EPC:

The EPCs for the property is as follows:

48 Church Street: Band E (115) and is valid until 17th October 2029

## VIEWING:

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**PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION**

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1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

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