

Maidstone Town Centre Restaurant Opportunity For Sale / To Let



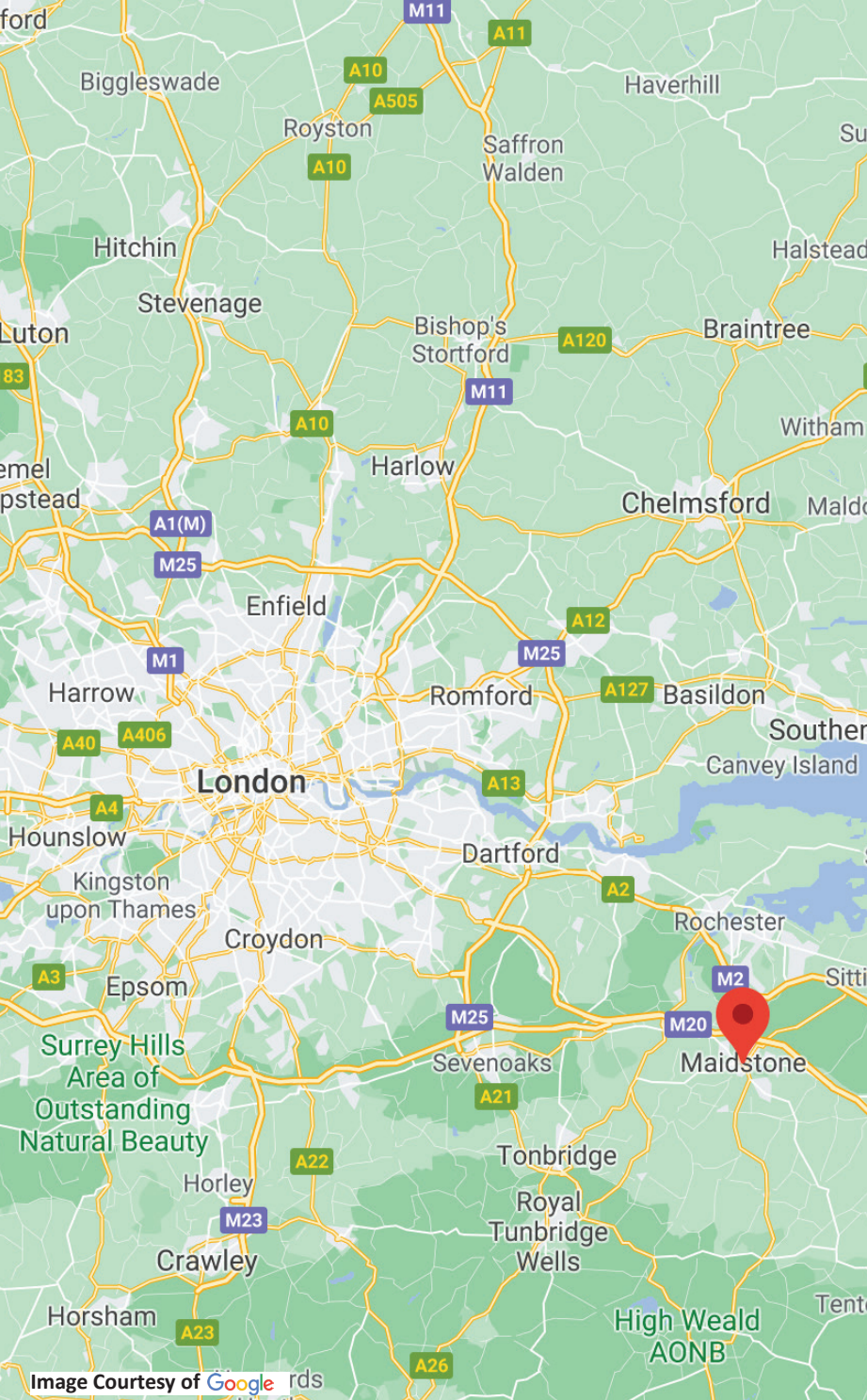
45/47 Earl Street Maidstone Kent ME14 1PD

☎ 01923 230414

One Wellstones Watford Hertfordshire WD17 2AE

✉ admin@warrantgroup.net

www.warrantgroup.net



Location

Maidstone is the major county town of Kent with a population of 113,137 persons, being a principal retail and business centre in the South East with an urban population of circa 138,000. Located approximately 38 miles south east of Central London, 20 miles north west of Ashford and 28 miles west of Canterbury.

The town benefits from good road communications and is served by the A229 which provides a direct link to Junction 6 of the M20 Motorway approximately 2.4 miles to the north, which in turn links directly to the M25 Motorway some 19 miles to the west. The M20 Motorway also provides direct access to the channel ports of Dover and Folkestone, together with the South Ashford Eurostar terminal.

The town is connected to the national railway network with a fastest journey time to London Victoria of approximately 55 minutes. Gatwick airport is approximately 40 miles to the south west.

Situation

The property is situated on the southern side of Earl Street close to Pudding Lane being only a few minutes walk from the heart of Maidstone's retail centre and is situated opposite one of the main entrances to the new Fremlin Walk Shopping Centre.

Earl Street is considered to be one of the main restaurant districts in Maidstone with a number of major restaurant operators located nearby including FIVE GUYS, ZIZZI'S, WILDWOODS, WAGAMAMA and NANDOS. Nearby multiple retailers include NATIONAL WESTMINSTER BANK, HSBC, MARKS AND SPENCER, METRO BANK, and WATERSTONES.

Description

The property is a distinctive timber framed mock Tudor style building believed to have been constructed in the 19th Century as two separate buildings.

The accommodation is arranged over basement, ground, first and second floors with a rear garden area.

The property has a frontage to Earl Street of approximately 54 feet (16.4 m) and a depth of 43 feet (13.2 m).

Town Planning

The property is Grade II listed.

Planning Permission and Listed Building Consent was granted on the 25th June 2004 for a change of use of the ground floor to Class A3 Restaurant with ancillary first/second floor and a new conservatory extension to the rear.

Accommodation

The approximate areas of the property are as follows: -

Ground Floor	2,174	ft ²	202.00	m ²
First Floor	1,550	ft ²	144.00	m ²
Second Floor	920	ft ²	85.50	m ²
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TOTAL	4,644	ft²	431.50	m²

Energy Performance Certificate

An Energy Performance Certificate has been instructed and will be available shortly.

Rating Assessment

The Rateable Value for the existing property is £46,500.

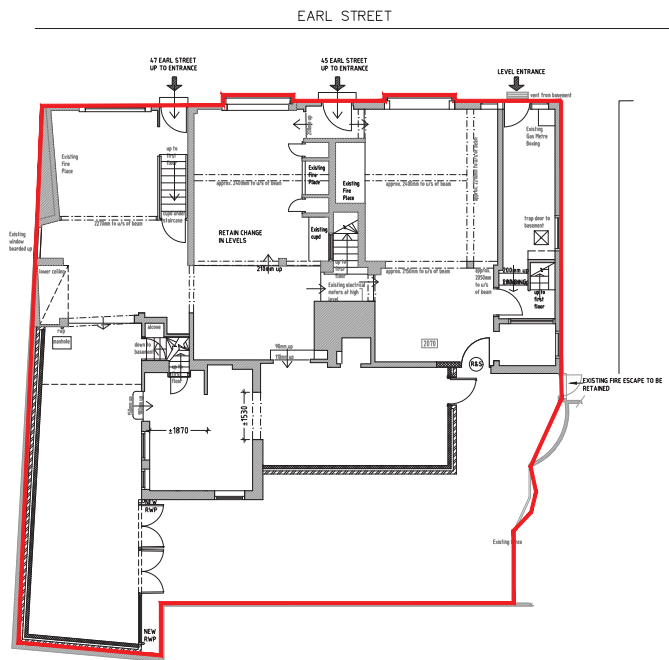
The Uniform Business Rate for the year 2020/2021 is 49.9p in the £.

Local Authority

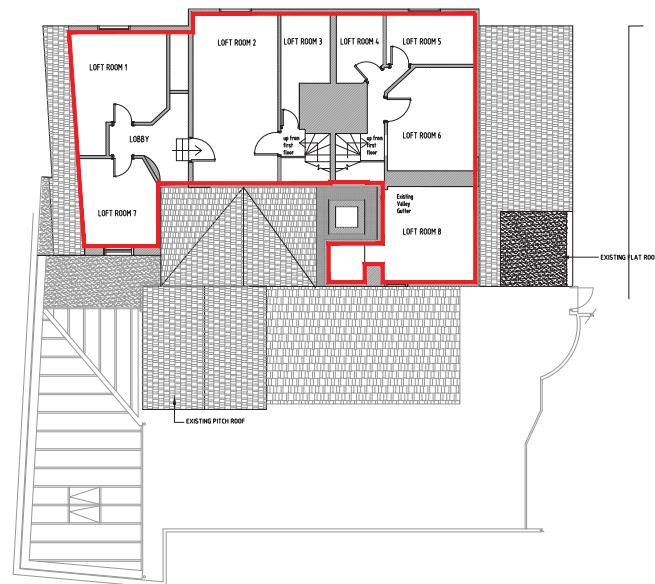
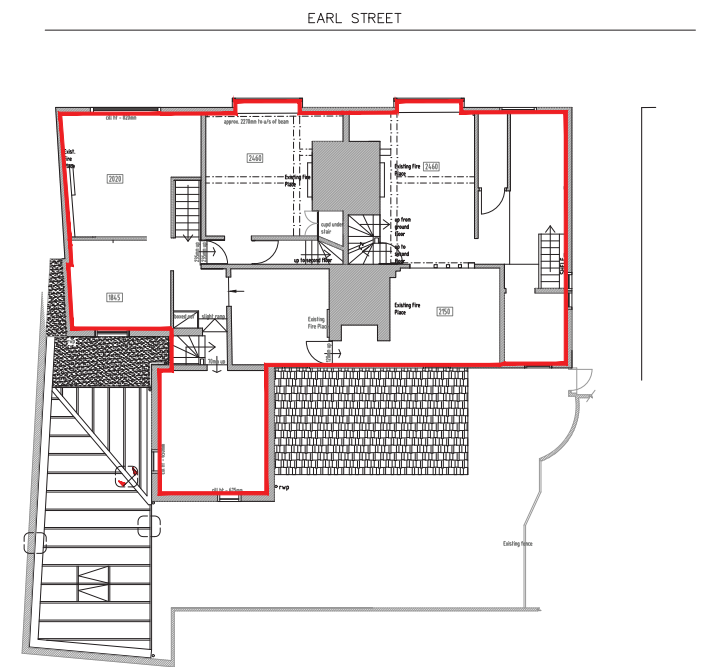
Maidstone Borough Council
Maidstone House
King Street
Maidstone
ME15 6JQ

Telephone: (01622) 602000





Ground Floor Plan



NOT TO SCALE



TERMS

Lease

The entire building is available to let on a new full repairing and insuring lease for a minimum term of 15 years, subject to 5 yearly upward only rent reviews.

Rent

£60,000 per annum exclusive of VAT.

Premium

A Premium of £25,000 plus VAT is sought for all the fixtures, fittings and kitchen equipment (excluding the Mechanical and Extraction Installation).

Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

Tenant's Deposit

The equivalent to six month's rent plus VAT (i.e. £36,000). The deposit is to be capable of increase in line with any increase in the rent.

Availability

On completion of the legal formalities.

Freehold Interest

The freehold interest is available at a price of £1.25 million subject to contract

Value Added Tax

The property is registered for Value Added Tax.

Legal Costs

Each party is to bear their own legal costs.

Viewing

Strictly by appointment with the Owners Agents: -
Warrant Properties Limited One Wellstones Watford WD17 2AE
Telephone: 01923 230414 / Email: admin@warrantgroup.net

Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.



Further Information please contact:

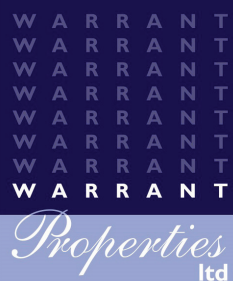
February 2021

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Disclaimer:

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