

CLASS E UNIT TO LET

MAIDSTONE

64 EARL STREET

Description

Maidstone is one of the major conurbations and retailing centres in Kent, South East England. The premises is located in the town centre nearby to prominent retail destinations Fremlin Walk and Week Street.

The premises has been used as an office, however it is within the Class E user class and can be used as a retail unit. Nearby retailers include **Nando's**, **Zizzi**, **Wagamama**, **Pizza Express** and **Prezzo**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The unit is arranged over a ground floor, providing the following approximate net floor areas.

Ground Floor 1,066 sq. ft (99.03 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£25,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £6,358 per annum.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£25,500
UBR (20/21)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 90. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

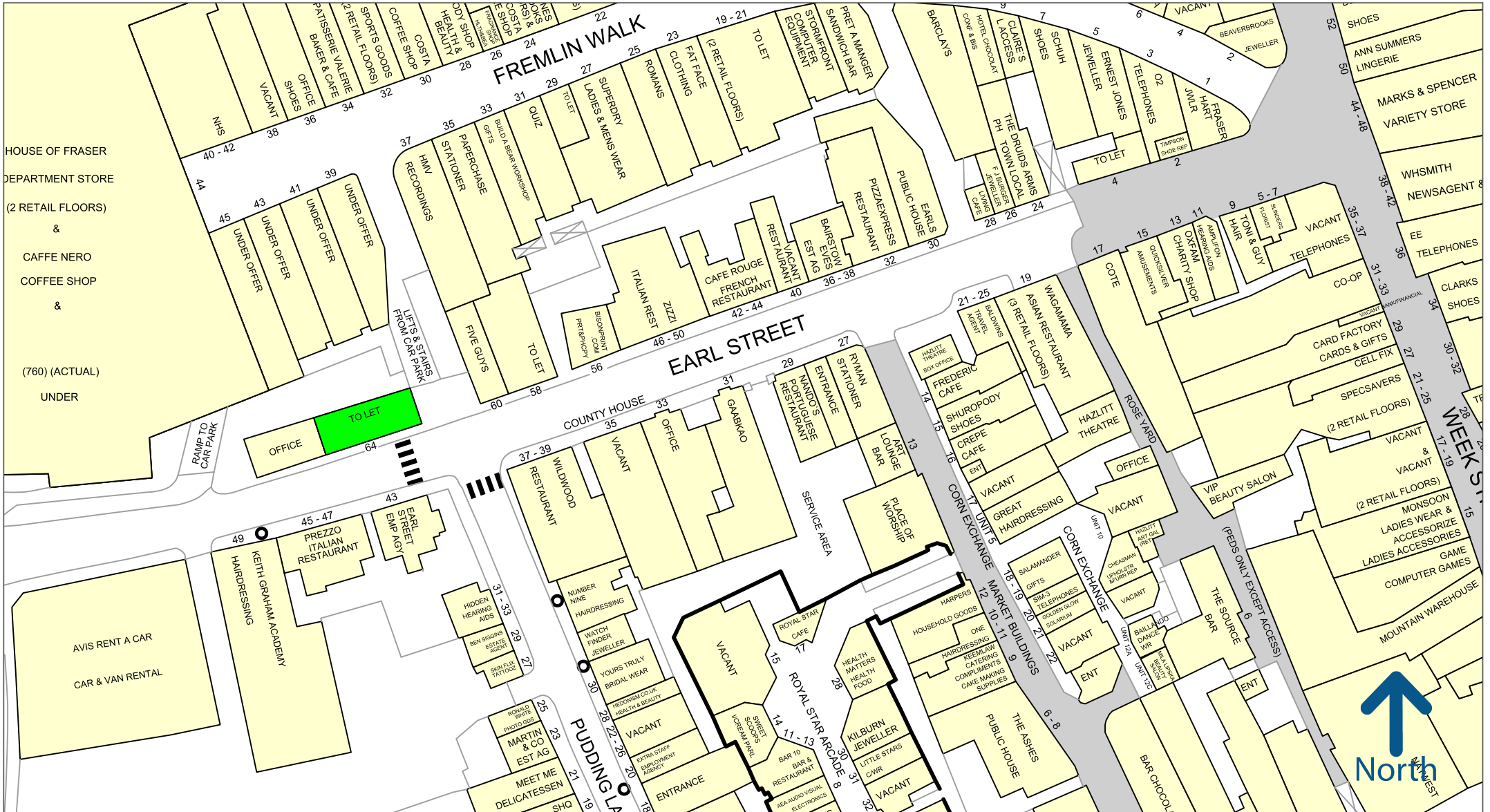
Strictly by appointment through joint agents, **Green & Partners**, contacting:

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Rowen Grandison 07733 303121
rowen.grandison@greenpartners.co.uk

Or, **Knight Frank**, contacting:

David Legat 020 7861 5119
david.legat@knightfrank.com



50 metres

Experian Goad Plan Created: 15/07/2021
Created By: Green and Partners



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