



## ROADSIDE SITE/FORMER NATIONAL TYRES CENTRE

2,193 Sq Ft (203.73 Sq M)

**TO LET**

**1, 3 & 5 SQUARE HILL ROAD, MAIDSTONE, KENT ME15 7TN**

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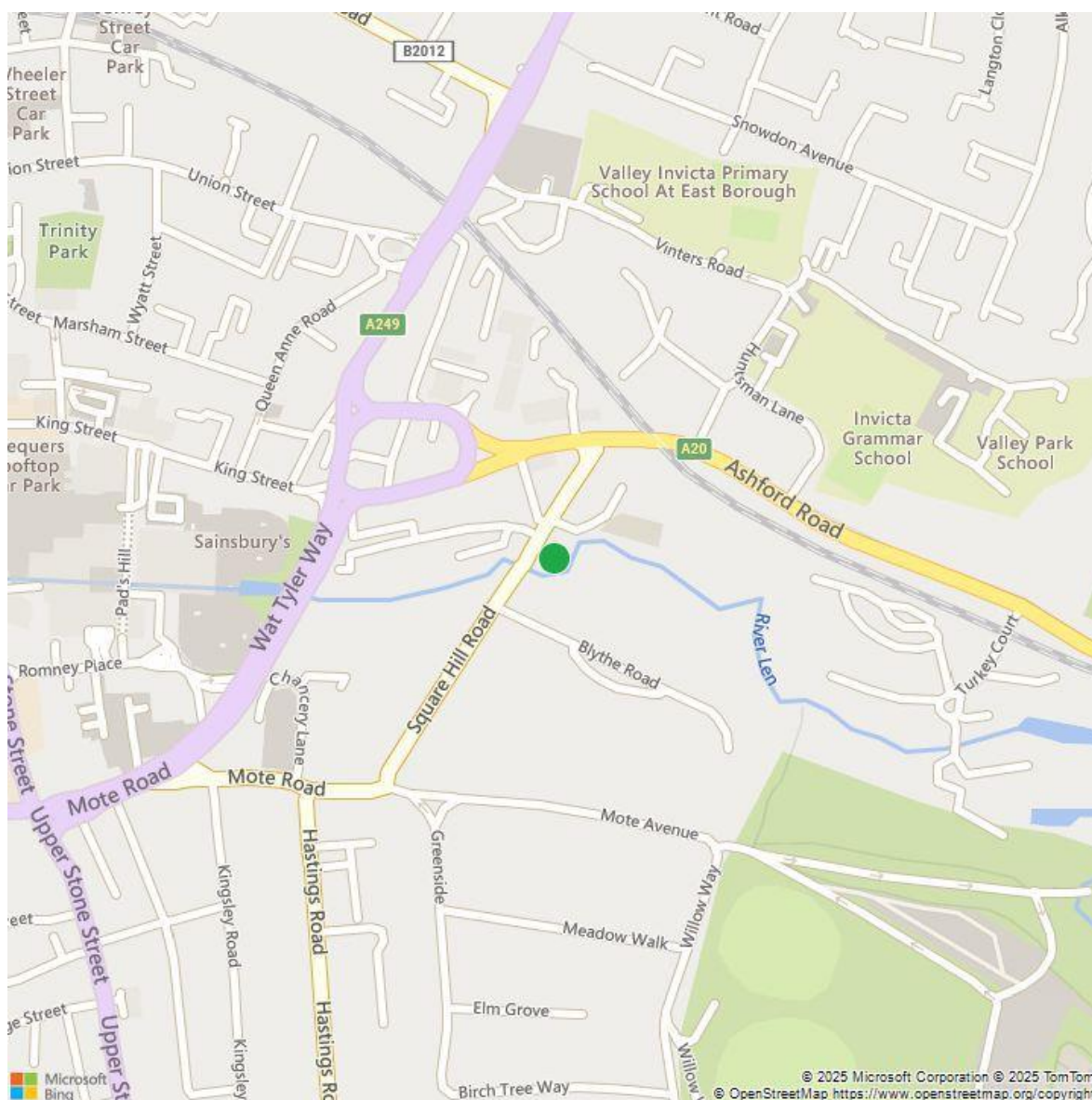
PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS





## LOCATION:

Square Hill Road is a residential street on the eastern side of Maidstone, approximately 0.4 miles from the town centre. The street has accessible routes to the A229, A249 and M20, providing good road connections to London and coastal Kent. There are 2 mainline railway stations nearby, Maidstone East (approximately 0.6 miles away) and Maidstone West (0.7 miles away).



## DESCRIPTION:

The property is of steel frame construction and comprises a main workshop with reception area, WC facilities and rear stores. The workshop benefits from having 1 small and 2 large sectional loading doors. There is a good sized concrete forecourt/parking area and the total site area is approximately 0.21 acres.

## ACCOMMODATION:

Main Workshop:	1,675 sq ft	(155.64 sq m)
Including WC facilities		
Reception area:	174 sq ft	(16.15 sq m)
Rear Stores:	242 sq ft	(22.47 sq m)
Kitchen:	102 sq ft	(9.44 sq m)
<b>Total:</b>	<b>2193 sq ft</b>	<b>(203.73 sq m)</b>

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**TERMS:**

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

**RENT:**

£32,500 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:**

Description: Vehicle repair workshop and premises

Rateable Value (2023): £24,250

UBR in £: 49.9P

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

**EPC:**

Energy Performance Asset Rating for this property is Band E - 119 and is valid until 26th September 2027.

The EPC for this property can be downloaded from Harrisons website.

**VIEWING:**

Jonathan Creek

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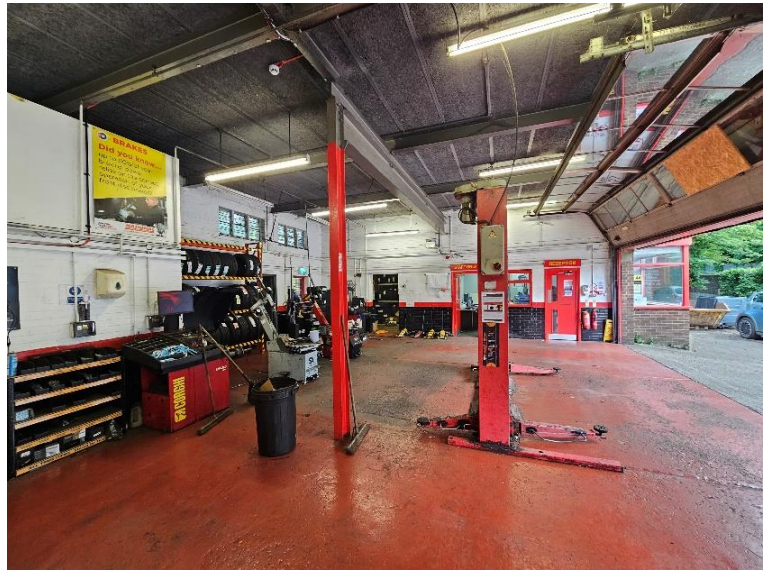
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## PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

**IMPORTANT NOTICE** Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

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.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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