



TO LET 529 SQ M (5,697 SQ FT)

FORMER CAR RENTAL SHOWROOM / WORKSHOPS

SUITABLE FOR ALTERNATIVE USES (STP)

GEORGE STREET, MAIDSTONE, KENT, ME15 6NX

bracketts est. 1828

LOCATION

The property is situated in a prominent position off the A229. George Street is a ¼ mile to the South of Maidstone town centre.

The surrounding area comprises a mix of commercial and residential occupiers, with a number established motor and trade counter occupiers including Halfords Autocentres, Careco Maidstone, GSF Car Parts, Mershams and SA Auto Services.

DESCRIPTION

The property comprises of a showroom, workshop, parts dept (including mezzanine), first floor offices & WC facilities.

Externally the property benefits from a hard standing forecourt, wash bay and car parking for approximately 20 cars.

FLOOR AREAS

| Area | Sq M. | Sq ft. |
|-------------------|------------|-------------|
| Showroom | 184.40 | 1985 |
| Offices | 22.09 | 238 |
| Kitchen | 16.17 | 174 |
| Workshop | 21.15 | 228 |
| Main Workshop | 238.11 | 2563 |
| External workshop | 47.31 | 509 |
| Total | 551 | 5697 |

All areas are GIA approximate, and verification is recommended.

TERMS

The property is available to let by way of a new full repairing and insuring lease for a term by arrangement.

QUOTING RENTAL

£55,000 pax

VAT

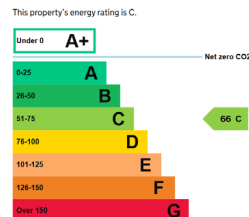
We are informed VAT will be levied on the rent.

BUSINESS RATES

To be confirmed

EPC

66C



Important Notice

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

PLANNING

The property has previously been used for car rentals but is suitable for a variety of uses STP. Interested parties are advised to clarify whether their intended use will be lawful with the LPA.

POSSESSION

On lease completion.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

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Subject to Contract & Lease



TO LET

**APPROX. 529 SQ M
(5,697 SQ FT)**

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KENT, ME15 6NX**

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