

TO LET
B1, B2, B8,
TRADE COUNTER,
VEHICLE HIRE USE



21, Padsole Lane, Maidstone, Kent ME15 6ED



8,729 sq ft (810.92 sq m)

- Reception/Workshop/Warehouse
- Eaves 4.849m
- Town Centre Location



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Accommodation

Reception/Entrance 1036 sq ft 9.63 sq m

Workshop/warehouse 7693 sq ft 714.79 sq m

Eaves 4.849 m

Forecourt parking/loading

Rateable Value

RV 59,000 @ 51.2p in the £

Rates payable £30,208 (est) for the year 2019/20

(Applicants area advised to make their own enquiries of the Local Authority regarding rates payable)

EPC

Rating C (54)

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Description

B1, B2, B8 Unit with Trade Counter or Vehicle Hire Business Use

(Ref 20/502427/Full)

Location

The property is situated opposite Sainsbury's 'town centre' car park abutting the Wat Tyler Way

Rent

£77,500 per annum

(exclusive of VAT which will be charged)

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

The lease will be outside the Landlord and Tenant Act 1954 Part II

Legal Costs

Each side to bear its own legal and professional costs

Viewing/Enquiries

Strictly by prior appointment through the Surveyors. Please contact

Brian Matthews e: brian.matthews@sibleypares.co.uk or

Marcus Monger e: marcus.monger@sibleypares.co.uk



NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares

