Vacant Former Medical Centre For Sale or To Let

3, Stockett Lane, Coxheath, Maidstone, Kent, ME17 4PS

- Former Medical centre
- Benefits from new Use Class E
- Good Car parking
- Potential for conversion / redevelopment (subject to planning)
- £40,000 pa or £525,000 for the freehold
- Good Investment Potential
3, Stockett Lane, Coxheath, Maidstone, Kent, ME17 4PS

Description
Detached medical centre for sale or to let

Location
The property is situated in the heart of the village of Coxheath, just 4 miles south-west of Maidstone town centre. Coxheath is a growing village offering various local amenities including a Londis, newsagent, several takeaways, cafe, pharmacy, butchers, hairdressers, barbers and post office.

Price
To Let: £40,000 pa
For Sale: £525,000

Terms
The property is available to let on a full repairing lease by negotiation

Or
For Sale unconditionally

In accordance with HMRC Money Laundering Regulations, all purchasers must provide proof of identity and funding.

Legal Costs
Each side to bear its own legal and professional costs

Viewing/Enquiries
Strictly by prior appointment through the Surveyors. Please contact

Phil Hubbard e: phil.hubbard@sibleypares.co.uk or
Alex Stanford e: Alex.Stanford@sibleypares.co.uk

Accommodation
The property is largely open plan but with separate partitioned consulting rooms offering good flexibility for alternative uses. The accommodation comprises the following:

Ground floor NIA 111.45 sq m 1,200 sq ft
First floor NIA 122.28 sq m 1,316 sq ft
Second floor NIA 18.07 sq m 195 sq ft

Total NIA 251.80 sq m 2,710 sq ft
Total GIA 316.69 sq m 3,409 sq ft

- Air conditioning
- Gas central heating
- Car parking for 12+ cars

Rateable Value
We understand the property has a rateable value of 9,300 @ 49.9p in the £
Purchasers should satisfy themselves in relation to any rates payable

EPC
The property has an EPC of C

Services
Air conditioning, gas central heating, mains water and drains, electricity

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

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.
MISREPRESENTATION ACT 1967. These particulars are believed to 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.