HARRISONS
CHARTERED SURVEYORS

Medway Office
01634 265900
Maidstone Office
01622 692144

ATTRACTIVE FORMER SCHOOL BUILDING
LONG LEASE FOR SALE

1,608 sq ft (149.38 sq m)

SCHOOL ANNEXE, SCHOOL LANE, MAIDSTONE, KENT ME15 8DU

LOCATION:

The premises are situated in School Lane in Maidstone, just off Willington Street which is a main road link between the A247 Sutton Road and the A20 to the north. This location is approximately 3 miles to the south east of Maidstone town centre, the County Town of Kent, with its retail and administrative facilities together with main line railway stations to the capital and coastal ports.

Both junctions 7 and 8 of the M20 are approximately 3.5 miles and 4 miles distance.

The premises are located predominantly within a residential area.

DESCRIPTION:

The premises comprise an attractive former school building constructed of stone and brick under a pitched tiled roof. The property appears to have been split with the right hand part (two-storey element) being in separate ownership and occupation and used as a residential dwelling. There is a small grassed frontage behind fencing fronting School Lane and a driveway to a rear car park where there is a separate building and an additional refabricated concrete garage currently used as an equipment loan facility.

The main hall includes a kitchen and WC facilities and is of single storey with an attractive wooden flooring and currently partitioned into two areas. This area benefits from gas fired central heating although we understand that at the current time it does not function.

ACCOMMODATION:

All areas internal and approximate.

Main Hall (right hand side)	437 sq ft
Main Hall (left hand side)	449 sq ft
Kitchen and WC facilities	168 sq ft
Separate building to the rear office approx	122 sq ft
Rear sluice room	70 sq ft
Garage/store approx	362 sq ft
Total gross internal area:	**1,608 sq ft**

Medway Office: Innovation Centre Medway, Maidstone Road, Chatham, Kent ME5 9FD
info@harrisons.property | T: 01634 265900 | F: 01634 265930
Maidstone Office: 6 Kings Row, Armstrong Road, Maidstone, Kent ME15 6AQ
info@harrisons.property | T: 01622 692144 | F: 01622 692155

HARRISONS CHARTERED SURVEYORS

TERMS:

To be sold/assigned on a long lease.

We understand that the property is held on a lease granted from Maidstone Borough Council for a term of 99 years from 1st January 1982 at a peppercorn rent.

The lease is subject to a user clause stating " *Not to use the demised premises or any part thereof other than as the headquarters of The Maidstone Centre for first aid and nursing training courses and as a store and distribution centre for medical loan work and club premises for disabled persons and for similar purposes to the above mentioned in connection with the leases normal charitable activities and to obtain any necessary planning and/or building consents required in connection with any such uses."*

PRICE:

Expressions of interest are sought.

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:	Hall and Premises
Rateable Value:	£2,750
Rates Payable:	Potentially nil if this is the occupiers only property as occupiers of premises with a Rateable Value below £12000 may qualify for full relief.

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

EPC:

The Energy Performance Asset Rating for this property is E (107).

VIEWING:

Mr Jonathan Creek (Maidstone)
01622 692144
jcreek@harrisons.property

Ref: 23/09/21 / SP / 3078

N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.

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.

Medway Office: Innovation Centre Medway, Maidstone Road, Chatham, Kent ME5 9FD
info@harrisons.property | T: 01634 265900 | F: 01634 265930
Maidstone Office: 6 Kings Row, Armstrong Road, Maidstone, Kent ME15 6AQ
info@harrisons.property | T: 01622 692144 | F: 01622 692155

HARRISONS
CHARTERED SURVEYORS