



jamescommercial
property consultants

93-95 High Street | Maidstone | ME14 1AS
PRIME SHOP WITH BASEMENT TO LET

93-95 High Street | Maidstone | ME14 1SA | GROUND FLOOR & BASEMENT TO LET

- ground floor & basement
- 351.16 m² (3,780 ft²) approx *
- 'e' use class (with planning for extraction)
- rent: £65,000 per annum exclusive
- includes 3 car parking spaces
- alternative uses considered - stp

DESCRIPTION

Mid terrace double fronted premises (formerly a bank), arranged as a front open plan sales area, two partitioned offices, a store room, goods lift, further open plan office to the rear, kitchen and male & female WC's. The basement provides additional storage, arranged as 3 rooms and a plant room. In addition, there are 3 car parking spaces at the rear.

We understand that the premises benefit from 'E' Use Class. Alternative uses such as Retail, Office, Restaurant (planning permission approved for ducting), Educational, Medical, Training and Leisure will now be permitted.

LOCATION

Situated on the High Street, between Gabriel's Hill and Mill Street in Maidstone town centre, close to the Royal Star Arcade, Fremlin Walk and The Mall Shopping Centres.

Neighbouring occupiers include; Santander, Bang & Olufsen, TSB, British Heart Foundation, HSBC, Wetherspoons, Nat West, Snappy Snaps, Metro Bank and Evapo, as well as other independent and local traders.

Maidstone East & West mainline railway stations are both within walking distance, providing services to London Victoria, Ashford, Canterbury, Strood, Paddock Wood, St Pancras & Tonbridge. There are also various buses serving the area located directly opposite the premises on the High Street.

ACCOMMODATION

Ground Floor	242.93	2,615	
Basement	108.23	1,165	
Total	351.16 m²	3,780 ft²	NIA

* Further space can be provided to include the upper floors, if required.

TENURE

A new Full Repairing & Insuring Lease is available, on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £66,500. Please contact Maidstone Borough Council on 01622 602000 to confirm what amount is actually payable per annum.

VIEWINGS

By prior appointment only via joint sole letting agents: -

James Stefanopoulos or Ashley Brudenell



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