## 9 Week Street Maidstone





9 Week Street Maidstone ME14 1QW

Prime A1Shop to Let

Contact: Jonathan Thomas 01865 595143

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## Location

The property is located in a prime retail location within the pedestrianised section of Week Street, close to its junction with High Street at the heart of Maidstone's retail centre.

Other occupiers in close proximity include:

Marks & Spencer, Mothercare, Burger King, HSBC, Lloyds, Boots Opticians, Game, Monsoon, Three and Mountain Warehouse

#### Rent

Offers in the region of £70,000 per annum exclusive subject to vacant possession.

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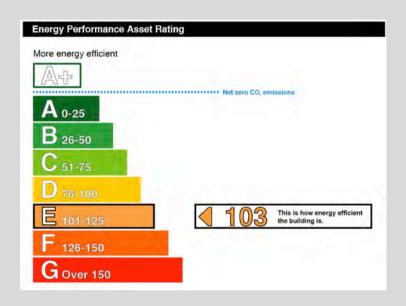


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## Description

The property is arranged over the ground, first and second floors

#### Accommodation

The property affords the following approximate floor areas:

Ground Floor Sales: 935 sq ft 86.84 sqm
First Floor Stock 640 sq ft 59.49 sqm
Second Floor Anc 550 sq ft 51.13 sqm
Total 2,215 sq ft 197.50 sqm

## **Legal Costs**

Each party to bear their own legal costs.

#### Tenure

A new Full Repairing and Insuring lease is available for a term to be agreed.

## **Planning**

The property has the benefit of A1 (Retail) use

### Rating

We are advised by the local authority that the property is assessed for rating purposes as follows:

Rateable Value: £60,500

Notional UBR (2017/18) 0.48p

Notional Rates Payable £29,040

Interested parties should verify these figures with the Local Authority.

#### Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

#### **EPC**

An Energy Performance Certificate for the premises is available on request

### Viewing

Viewing is strictly by appointment via sole agent

JRBT Commercial Property Ltd Jonathan Thomas 01865 595143 jonathan@irbtcommercialproperty.co.uk

SUBJECT TO CONTRACT

**JUNE 2017** 

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