



SALE PRICE & RENT REDUCED

**SHOP/RESTUARANT/TAKEAWAY
WITH SELF CONTAINED RESIDENTIAL
ACCOMODATION ABOVE**

TO LET OR FOR SALE



**32 HIGH STREET
MAIDSTONE
KENT ME14 1JF**

01732 897997

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Bishop Whitehead Ltd. nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.



LOCATION: The property occupies a prominent pitch within one of the Town Centre's most established restaurant, bar and leisure areas.

DESCRIPTION: A Grade 2 Listed Building, the property comprises a ground floor restaurant/takeaway with full height basement storage together with a spacious self contained two bedroom flat arranged over first and second floors.

ACCOMMODATION:

RESTUARANT/TAKEAWAY

Ground Floor

Restaurant	389 sq.ft.	36.1 m ²
Kitchen	129 sq.ft.	12.0 m ²
Store	22 sq.ft.	2.1 m ²

Basement

Storage	345 sq.ft.	32.0 m ²
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SELF CONTAINED FLAT

First Floor

Kitchen Diner	227 sq.ft.	21.1 m ²
Sitting Room	225 sq.ft.	20.9 m ²
Bathroom	147 sq.ft.	13.6 m ²

Second Floor

Bedroom	217 sq.ft.	20.2 m ²
Bedroom	227 sq.ft.	21.1 m ²

Attic

2 rooms (not inspected)

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- RATES:** The ground floor and basement are assessed as Cafe & Premises with a rateable value of £10,000. Depending upon the circumstances of the occupier, the rates payable for 2019/20 will either be zero or £4,660. Interested parties should make enquiries with Maidstone Borough Council. The self contained flat is assessed for Council Tax purposes within Band C.
- EPC:** Ground floor shop: Band D (87)
Flat: Band E (53)
Full information available on request
- PRICE/RENT:** For sale freehold: £295,00
To rent: £19,000 per annum exclusive.
- AMLR:** In accordance with Anti Money Laundering Regulations we are now required to obtain proof of identification for purchasers.

For further information and viewing, contact Tim Bishop

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