



Large Former Nightclub Premises 12,308 sq ft (1,144 sq m)

FOR SALE/TO LET

Former Chicago Rock Café

**60-61 High Street
Maidstone
ME14 1SR**

- 999 year long lease for sale
- Surrounded by pubs and restaurants
- D2 Leisure Use.
- Suitable for alternative uses
- Arranged over two floors
- Close to Maidstone Station

A.349

COMMERCIAL AGENCY | DEVELOPMENT LAND | INVESTMENT | VALUATION | LANDLORD & TENANT | DISPUTE RESOLUTION

MISREPRESENTATION

Martine Waghorn Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Martine Waghorn Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rents or prices quoted exclude VAT unless otherwise specifically stated; (v) no building services or installations have been tested; interested parties are advised to make their own enquiries.

LOCATION

The property is located within the heart of Maidstone Town Centre in a pedestrianised area, popular with restaurants, pubs and nightclub occupiers. Maidstone Station is within short walking distance of the property.

DESCRIPTION

The property occupies the ground and first floor of a mixed use building formerly trading as a busy restaurant, bar and nightclub venue. The property requires a comprehensive re-fit, but offers good scope for a large restaurant or bar, or alternative leisure uses such as a gym, soft play centre or club. Further community uses such as educational, medical or place of worship may also be suitable, subject to Local Authority consent.

ACCOMMODATION

Internal Width	64'4	19.61m
Built Depth	96'9	29.49m
Ground Floor	8,442 sq.ft	(784m ²)
First Floor	3,634 sq.ft	(338m ²)
Mezzanine	232 sq.ft	(22m ²)
Total	12,308 sq.ft	(1,144m²)

TERMS

The property is held on a 999 year lease from 27th March 2002 at an annual peppercorn rental.

PRICE

£800,000 subject to contact with full vacant possession.

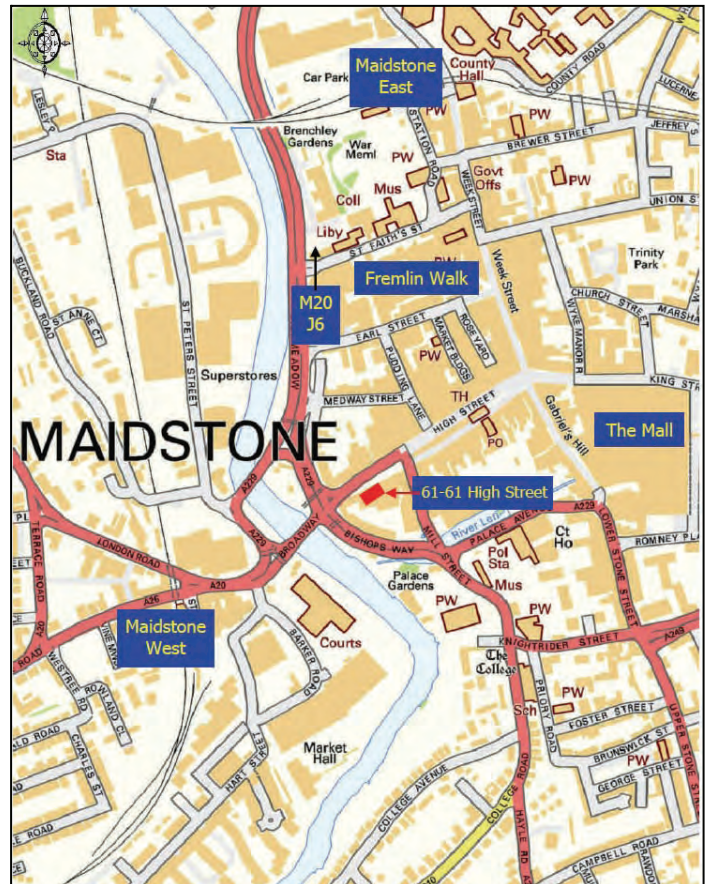
Exclusive of any other outgoings including VAT.

RATES

According to the valuation office website the rateable value for the property (2010 list) is: £120,000

The UBR for 2015/16 is £48p in the £ giving rates payable of approximately 53,880.

You are however advised to make your own enquiries with Maidstone Borough Council.



EPC Rating E121

LEGAL COSTS

Each party to bear its own costs.

FURTHER INFORMATION/ VIEWING



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