



020 7935 2222

www.restaurant-property.co.uk



A3 UNIT TO LET

42/44 Earl Street
Maidstone
Kent
ME14 1PS

NEW LEASE
PRIME HIGH STREET LOCATION
DOUBLE FRONTED UNIT
FREEHOLD SALE CONSIDERED

LOCATION

The premises occupies a prominent position on Earl Street, adjacent to Zizzi's and opposite Nando's.

Earl Street is centrally located with an individual mix of shops and restaurants along with the Hazlitt Theatre. Other nearby operators include Pizza Express, Prezzo and Wildwood to name a few.

ACCOMMODATION

The property has planning permission granted to extend to extend the following approximate areas:

Ground Floor:	2,386 sq ft 221.7 sq m
Basement:	1,030 sq ft 95.7 sq m
First Floor:	1,399 sq ft 130 sq m
Terrace:	898 sq ft 83.4 sq m
Second Floor:	1,184 sq ft 110 sq m
TOTAL:	6,897 sq ft 640.8 sq m

LEASE

The property is available by way of a new 15/25 year Full Repairing and Insuring lease, subject to 5 yearly rent reviews.

RENT

Upon application

FREEHOLD

Price on application

RATES

(2009-2010) Rateable Value:	£14,500.00
(2009-2010) Rates Payable:	£6,930.93

The rates may need to be reassessed given the recent change of use to A3. All interested parties advised to confirm this with Maidstone Borough Council on 01622 602230

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

FOR VIEWINGS PLEASE CONTACT

Mark Calder

Tel: 020 7935 2225

Mob: 07880 796 564

Email: mark@restaurant-property.co.uk

Subject to contract

Property Misdescriptions Act 1991/Misdescriptions Act 1967

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