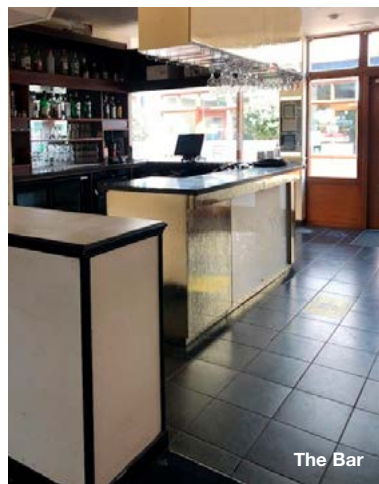
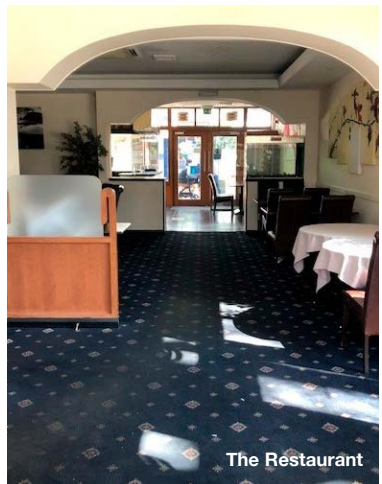




Rear Entrance



The Bar



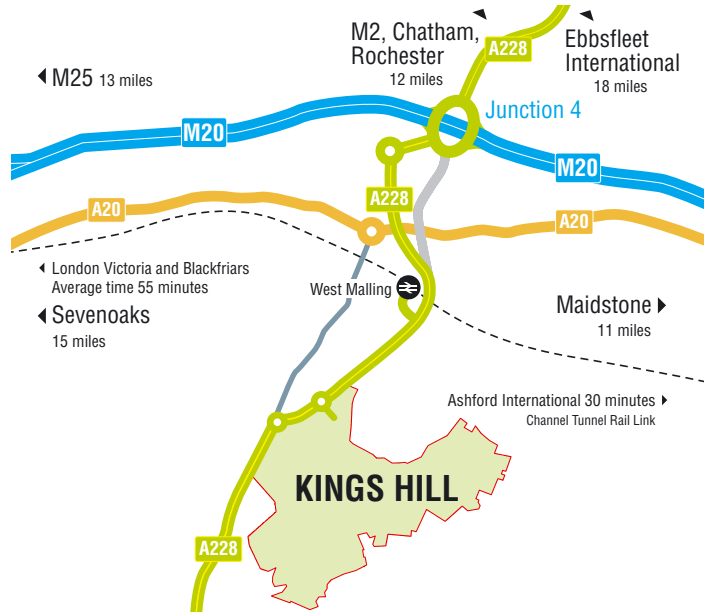
The Restaurant

**3C/G S**  
 3C/G Liberty Square  
 Kings Hill, ME19 4AU

Restaurant – To Let  
 Ground and First Floor  
 2,325 sq ft (216 sq m)



[www.kings-hill.com](http://www.kings-hill.com)



**Location** – Liberty Square is the village retail centre at the heart of Kings Hill, a garden village comprising a business park, residential neighbourhoods and community amenities, located c 10 miles west of Maidstone.

Anchored by Waitrose and ASDA, Liberty Square consists of 26 retail units, occupied by a diverse mix of well-regarded national and independent retailers including Costa Coffee, Domino's and Sue Ryder. Convenience retail includes a dry cleaner, chemist, hairdressers, shoe repair, estate agents and numerous restaurants. In 2021 ALDI acquired a site to the north of Liberty Square and, subject to planning, intends opening a new store soon.

**Description** – The property occupies a central trading position in Liberty Square and is currently arranged as restaurant and bar on the ground floor, with kitchen and staff areas on the first floor.

**Specification** – The premises benefits from the previous tenant's fit out:

- Rear access and servicing
- Air conditioning
- Kitchen extraction
- Male and Female WC facilities

**Floor Areas –**

Ground Floor	1,083 sq ft / 100.6 sq m
First Floor including balcony	1,242 sq ft / 115.4 sq m
Total GIA	2,325 sq ft / 216 sq m

**EPC** – The property is rated within band B.

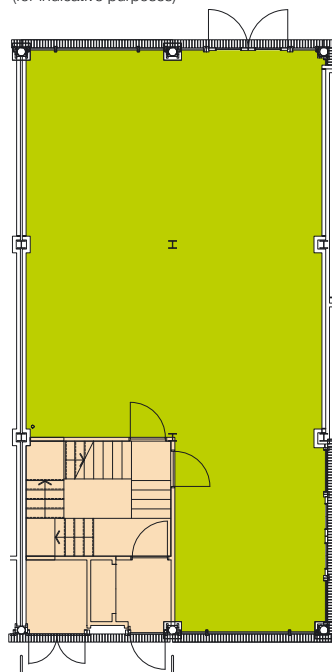
**Terms** - The property is available by way of a new, effective, full repairing and insuring lease, for a term of years to be agreed. Rent on application.

**Kings Hill Property Management** – A site based team provides planned property maintenance, a rapid response and 24 hour help desk.

[www.kings-hill.com](http://www.kings-hill.com)

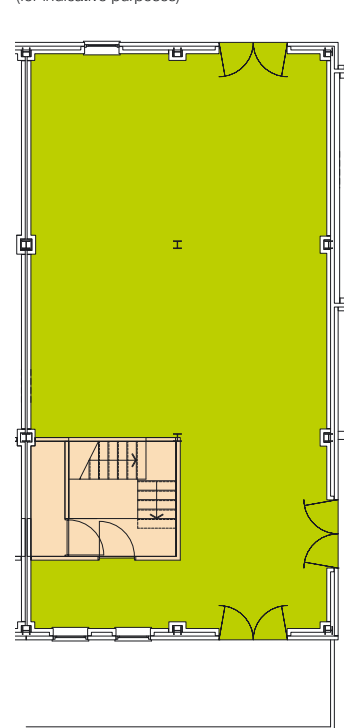
**Ground floor plan**

(for indicative purposes)



**First floor plan**

(for indicative purposes)



**3C/G: Liberty Square, ME19 4AU**



**Cradick**  
RETAIL PROPERTY CONSULTANTS

Alex Standen  
T: 01892 707577  
M: 07770 935263  
E: [astanden@cradick.co.uk](mailto:astanden@cradick.co.uk)

**Marketing Office**  
Caroling Binns  
T: +44 (0)7966 568101  
E: [cbinns@prologis.com](mailto:cbinns@prologis.com)

MISDESCRIPTION: Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. 05/11/21

Developed and managed by



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