



**MOLYNEUX  
ROSE**  
020 7409 0130  
143 New Bond Street, London, W1S 2TP

DOROTHY PERKINS

BURTON



Shop and Uppers To Let

## LOCATION

The county town of Maidstone is located approximately 38 miles south east of London and 20 miles north west of Ashford. The town has a large catchment population of approximately 332,000.

The town is served by excellent regional bus services and train links to central London, whilst also benefiting from good road communications with the M20 and M25, linking Maidstone to the surrounding towns and Dartford Crossing.

The property occupies a prime trading position on the pedestrianised Week Street, the principle shopping area of the town. Nearby occupiers of note include **Clarks, WHSmith, HSBC, Trespass, Specsavers, The Works, Lloyds Bank, Mountain Warehouse** and **EE**. The property is a short walking distance from the town's two destination shopping centres, The Mall and Fremlin Walk.

## ACCOMMODATION

The property is arranged over ground and first floors, with the following approximate dimensions and net internal floor areas:-

Gross Frontage	13.5 m	44.3 ft
Internal Width	12.77 m	41.1 ft
Shop and Built Depth	25.22 m	82.9 ft
Ground Floor Sales	299.60 sq m	3,255 sq ft
Ground Floor Ancillary	12.44 sq m	124 sq ft
First Floor Sales	183.27 sq m	1,977 sq ft
First Floor Ancillary	78.78 sq m	848 sq ft
<b>Total</b>	<b>574.09 sq m</b>	<b>6,204 sq ft</b>

The property is available as a whole or can be split.

## TERMS

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

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band E. A copy of the EPC is available on request.

## RATES

Rateable Value from April 2023	£168,000
Rate in the £ (2023/24)	51.2p

Prospective occupiers should make their own enquiries to verify this information.

## LEGAL COSTS

Each party is responsible for their own costs incurred in a transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

Alex Standen  
01892 707577  
07770 935263

[astanden@cradick.co.uk](mailto:astanden@cradick.co.uk)

Jack Pearman  
01892 707511  
07483 361559

[jpearman@cradick.co.uk](mailto:jpearman@cradick.co.uk)

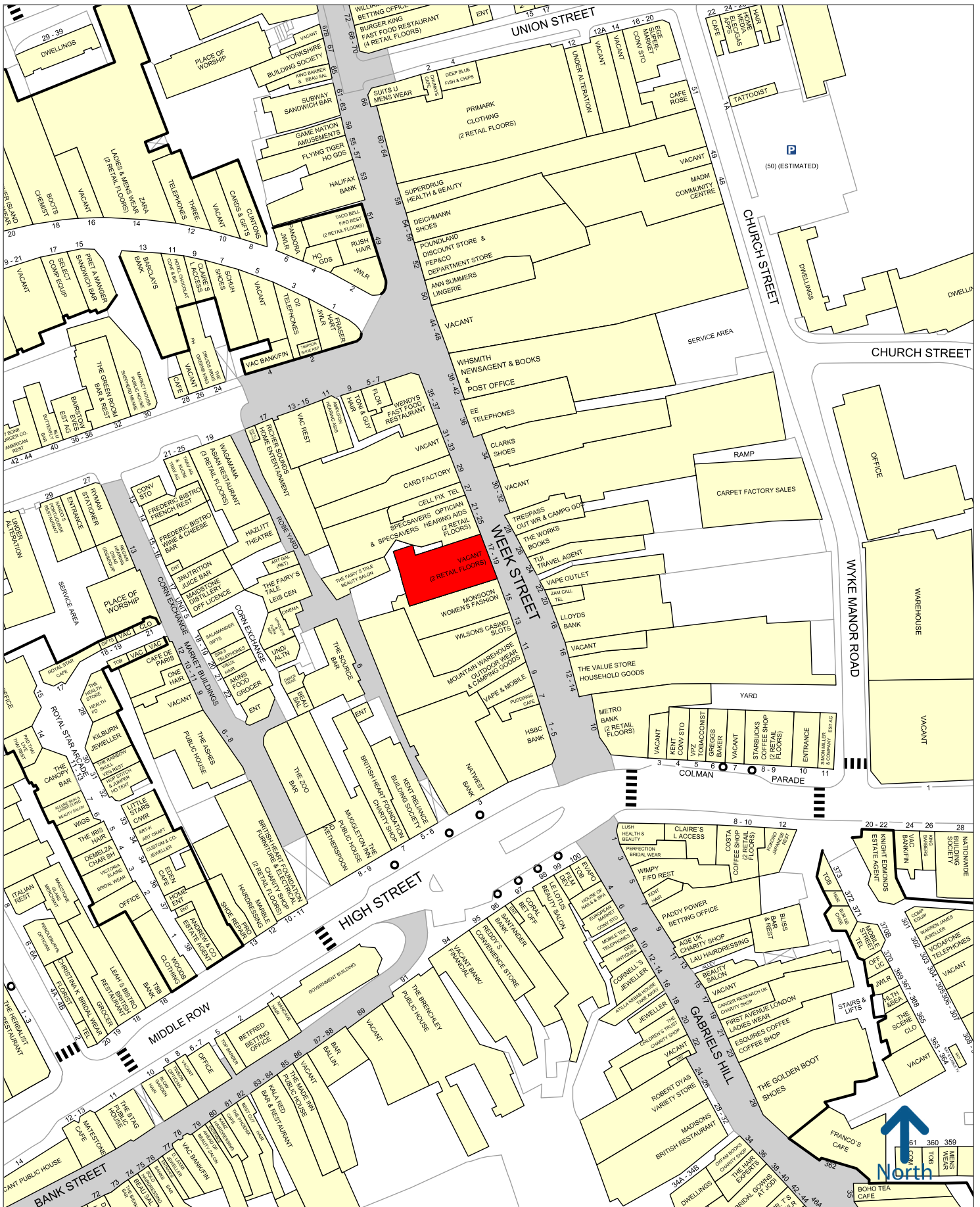


Chris Tippetts  
020 7409 0130  
07831 244497

[chris.tippetts@molyrose.co.uk](mailto:chris.tippetts@molyrose.co.uk)

Subject to Contract and Exclusive of VAT (if applicable).





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