

FREEHOLD COMMERCIAL  
PREMISES WITH  
DEVELOPMENT POTENTIAL

**FOR SALE**

**City &  
Counties**  
— Commercial —

KENT



15-17 King Street, Maidstone, Kent ME14 1QW

Price **£1,000,000**



Property Type

**COMMERCIAL / DEVELOPMENT**



Size

**6,888 SQFT**



Tenure

**FREEHOLD**



Borough

**MAIDSTONE**



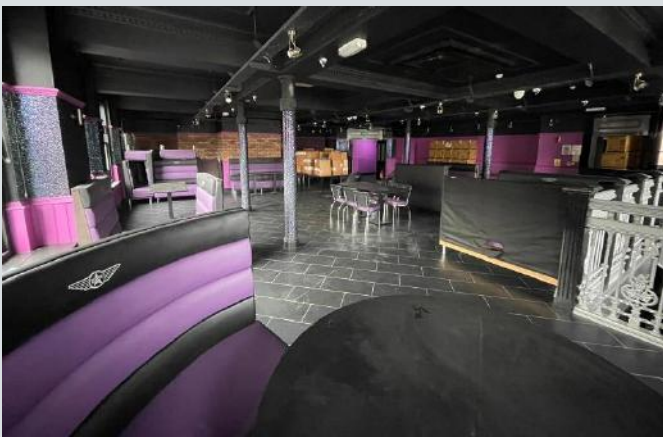
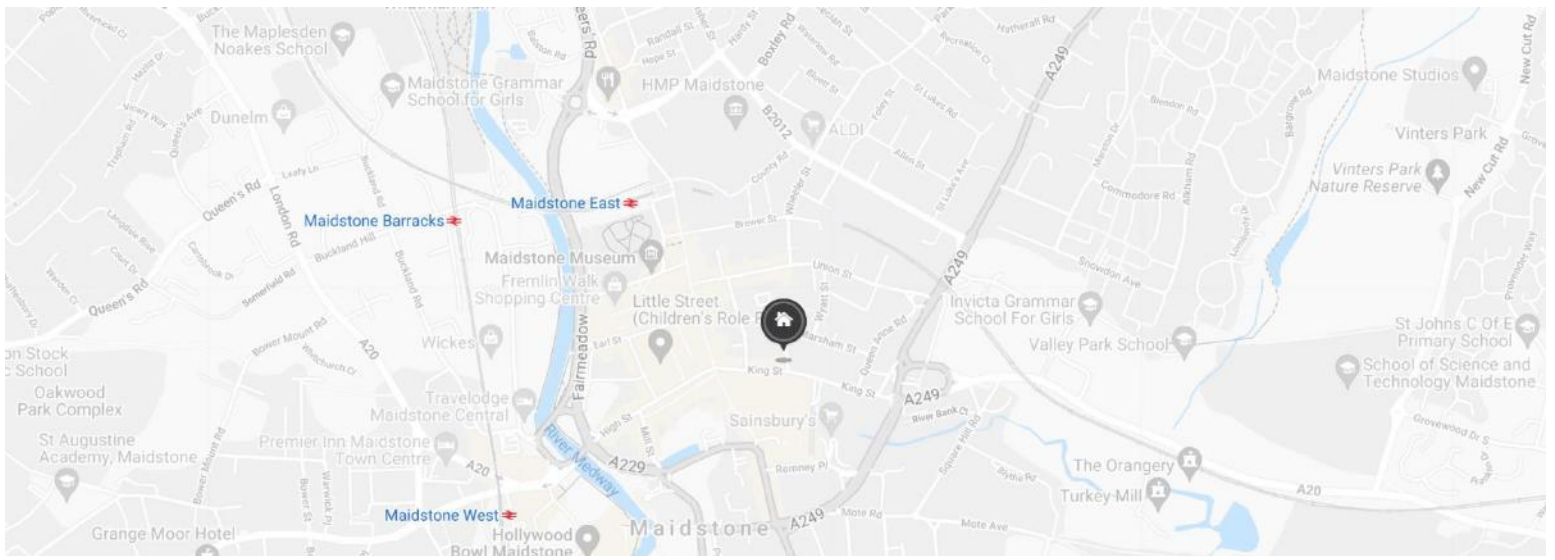
Recent Planning

**NO**



Existing Use

**CLASS E**



Tenanted



**YES**



Local Train Stations



**Maidstone West Train Station (0.5 miles)**



Local Amenities



**The Mall Maidstone (100 Yards)  
Sainsbury's (0.3 Miles)  
Maidstone Museum (0.3 Miles)**



Vat Applicable



**YES**



Rateable Value



**£51,000**



EPC Rating



**G**

## Additional Information

The current tenants Creams Café have a lease of 8 years from the 9<sup>th</sup> October 2020 at £40,000 per annum with a tenant break / rent review on the 9<sup>th</sup> October 2024. Estimated Rental Value (ERV) of £120,000 per annum.

Development potential for a mixed-use scheme or change of use.

The property offers multiple access points to the building with the main access from King Street and rear access off Church Street. There are two more access points from Church Street including one directly to the ground floor and one directly to the upper floors.

The property can be provided with vacant possession.

# CONTACT US



**Nathan King**  
**SENIOR DEVELOPMENT CONSULTANT**

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E: [nathan@cityandcounties.com](mailto:nathan@cityandcounties.com)  
T: 020 8106 8666



**Latif Acisu**  
**PROPERTY CONSULTANT**

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E: [latif@cityandcounties.com](mailto:latif@cityandcounties.com)  
T: 020 8106 8666



Unit 2, 2 Delacourt Road London SE3 8XA

T: 020 8106 8666 E: [info@cityandcounties.com](mailto:info@cityandcounties.com) Whatsapp: 07523 863 026

**[www.cityandcounties.com](http://www.cityandcounties.com)**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.