

RAPLEYS

rapleys.com
0370 777 6292

FOR SALE Development Opportunity

Union Street, Church Street
Maidstone ME14 1ED

CONTACT **Alun Jones**
07917 536612 | alun.jones@rapleys.com
Charles Alexander
07831 487420 | charles.alexander@rapleys.com



Freehold development site for
sale (STP)

Town centre location close to
all amenities

Maidstone East railway station
within 340 metres (0.2 mile)
walking distance

0.083 hectare (0.206 acre)

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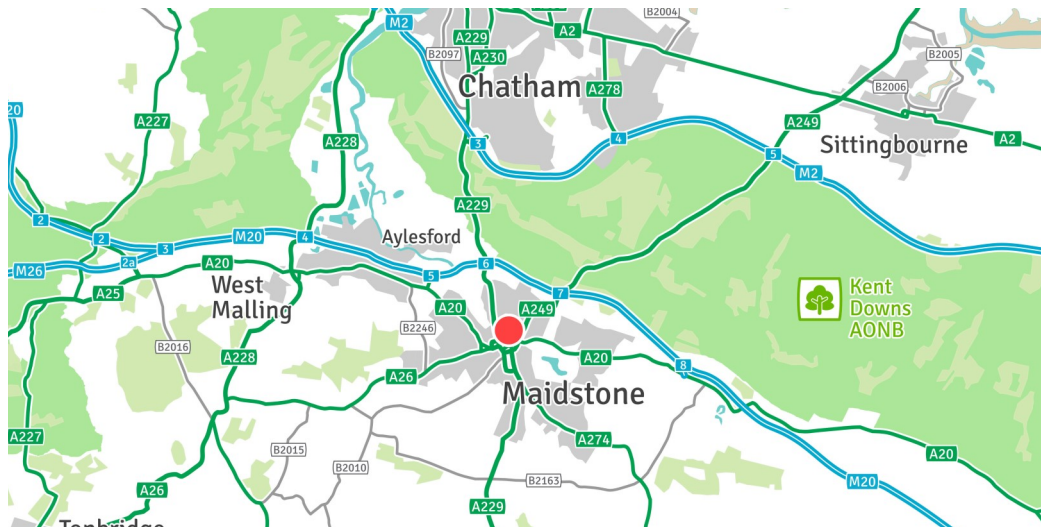
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Location

The site is located in central Maidstone, which is the largest town in Kent with a population of 89,000 (2011 Census). Maidstone is situated circa 32 miles south east of London, 35 miles north east of Folkestone and 21 miles north east of Ashford.

The main road link is the A20/M20 which connects to the M25 west via the M26 (J5) and the M25 east (J3). The M20 provides a direct link to the Channel Tunnel at Folkestone to the south east. The M2(A2) provides an alternative route into south east London at Dartford.

Maidstone has two railway stations with Maidstone East providing a direct route to London with a fastest journey time of just over 30 minutes and connections to Ashford and the Eurostar (Paris 4 hours 18 minutes). Maidstone West is on the Medway line.



Pre-Covid the town was ranked in the top five shopping centres in the south east of England for shopping yields and, with more than one million square feet of retail floor space, in the top 50 in the UK. The two main shopping centres in the town are The Mall Maidstone (535,000 sq ft (49,700 sq m)) and Fremlin Walk (32,500 sqm (350,000 sq ft)).

The main leisure focus is the riverside Lockmeadow Centre, with a multiplex cinema, restaurants, a trampoline park, and the town's market square which has a selection of bars and restaurants. Maidstone is well served in education terms with 15 secondary schools, 23 primary schools and 2 special schools.



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Description

The site comprises number 12, 14, 16-20 Union Street and 51-52 Church Street and the site area is circa 0.083 hectare (0.206 acre). The properties are all two storeys with a small service yard to the rear, accessed off Church Street. Number 12 backs onto the rear of the existing **Primark** store which fronts West Street.

Surrounding uses are a mix of retail, commercial with residential upper floors, extending from 2- 4 storeys in height. Numbers 12 and 14 are currently vacant . Number 16-20 is an existing convenience store and 51-52 Church street is operating as a café.



Accommodation

The property comprises the following approximate floor areas:

	Hectare	Acre
Total Site Area	0.083	0.206

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

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Tenure

Freehold subject to the existing tenancy agreements.

Tenancy Information

16-20 Union Street

Let to Ali Yesilkaya on a 15 year IRR lease outside of the Landlord and Tenant Act 1954 expiring on 29 June 2025. Current rent is £12,500 pax with no further reviews. There is a mutual rolling break anytime on six month's notice.

51-52 Church Street (Café Rose)

Let to Zeci Sicim and Bedri Dedushi on a Tenancy at Will. Current rent is £9,500 pax.

Utilities

The site benefits from mains water, foul drainage, gas and electricity all within the vicinity.

Planning

In policy terms the site lies within Maidstone town centre (albeit just outside the primary shopping area), and in the Holy Trinity Church Conservation Area. The part of the site facing Union Street is identified as a secondary shopping frontage. There are Listed buildings in the vicinity of the site, but none are on or adjoining it. The site is situated in Flood Risk Zone 1, the lowest area of risk.

The site offers potential for residential or mixed use development and interested parties should make their own enquiries as to the acceptability of any proposed use or scheme.

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating Certificates are available for 14 Union Street, 16 - 20 Union Street and 51 - 52 Church Street..

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



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Offers

Offers are invited on an unconditional or subject to planning basis. The Vendor would also favourably consider proposals for a joint venture on a basis to be agreed:

- Anticipated time-frame of Exchange and Completion
- STP offers must include details of the scheme proposed, planning strategy and timescale for obtaining planning permission
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office
- Proof of funds
- Provide details of any conditions attached to the offer
- Detail of internal approval process required to sanction the purchase
- Confirmation that the available documentation has been reviewed
- Solicitors details.

Our client reserves the right not to accept the highest or any other offer received. The bid deadline for offers is **Friday 9 September 2022 at midday** and offers should be submitted by email to:

Alun Jones (alun.jones@rapleys.com) or **Charles Alexander** (Charles.alexander@rapleys.com).

Further Information

Additional information is available from the selling agent upon request.

Viewings

Strictly by appointment with the sole agents.



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