

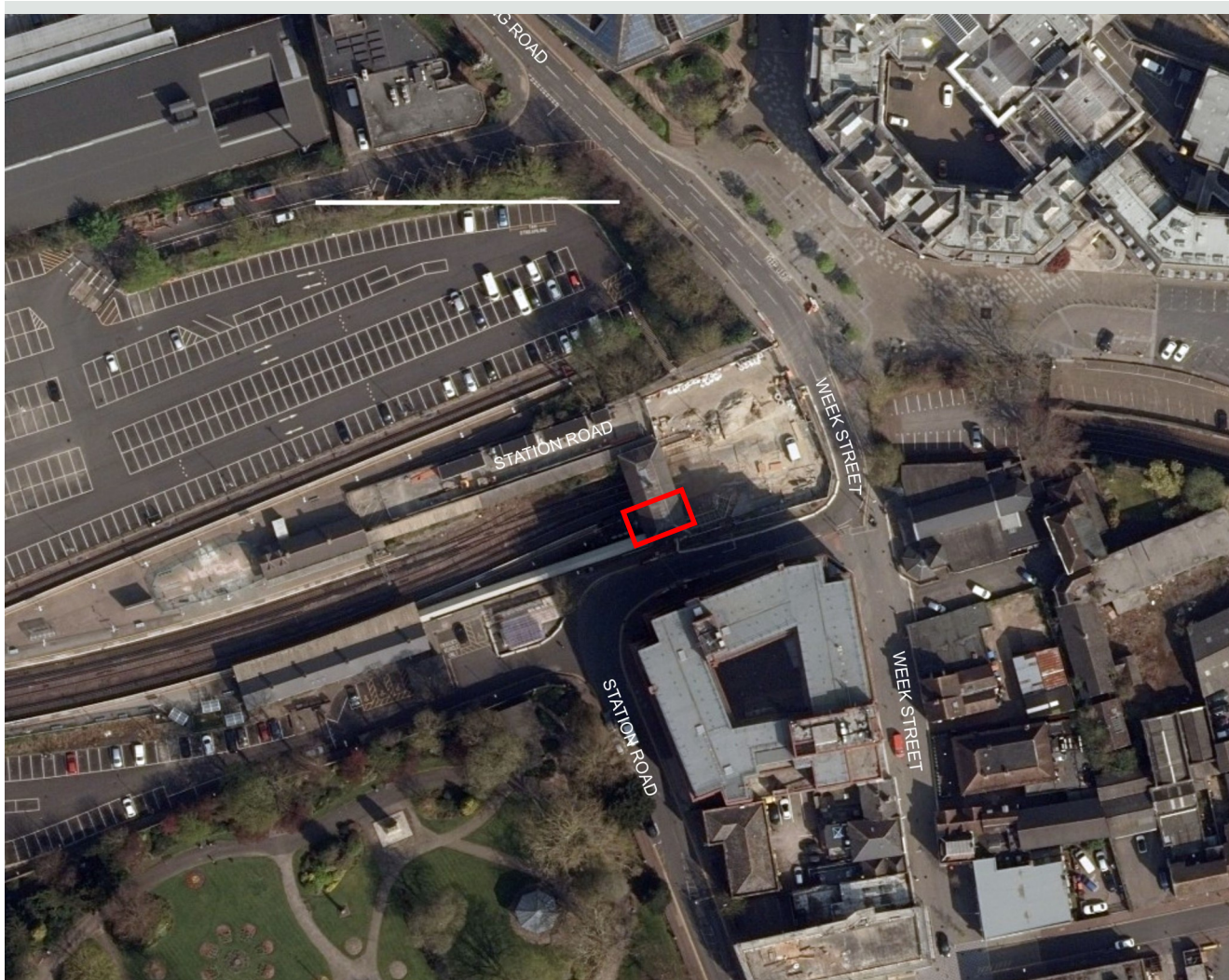
RAPLEYS

rapleys.com
0370 777 6292

TO LET Former Taxi Office

Former Taxi Office, Maidstone East Buildings
Maidstone ME14 1RG

CONTACT **Mike Bumford**
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Richard Curry
07876 747146 | richard.curry@rapleys.com



Former taxi office over ground
and upper floors

Forms part of the Maidstone
East Station Buildings

18 sq m (194 sq ft)

Suitable for continued use as a
taxi office, retail or
café / restaurant subject to
planning

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Location

The subject property forms part of the Maidstone East Station Buildings, located on the northern side, with external access.

Maidstone East train station is located at the northern end of Week Street, which runs through the heart of the main Maidstone retail area and is well occupied. Maidstone is the largest town within Kent, located approximately 32 miles south east of London.

Description

The subject property comprises a former taxi office over ground and upper ground floors.

The ground floor is currently laid out to provide a waiting room and a service desk, with a kitchenette and WC on the upper ground floor. The property benefits from a secure roller shutter door.

Accommodation

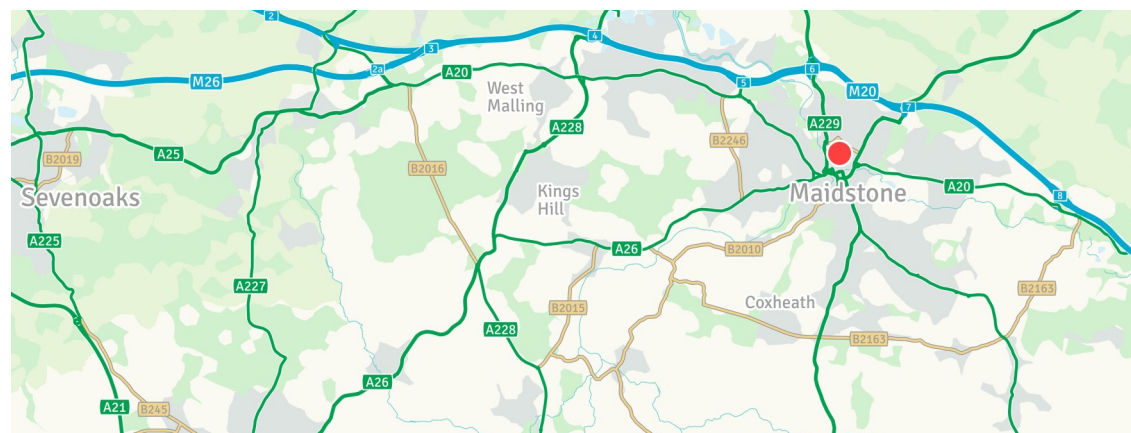
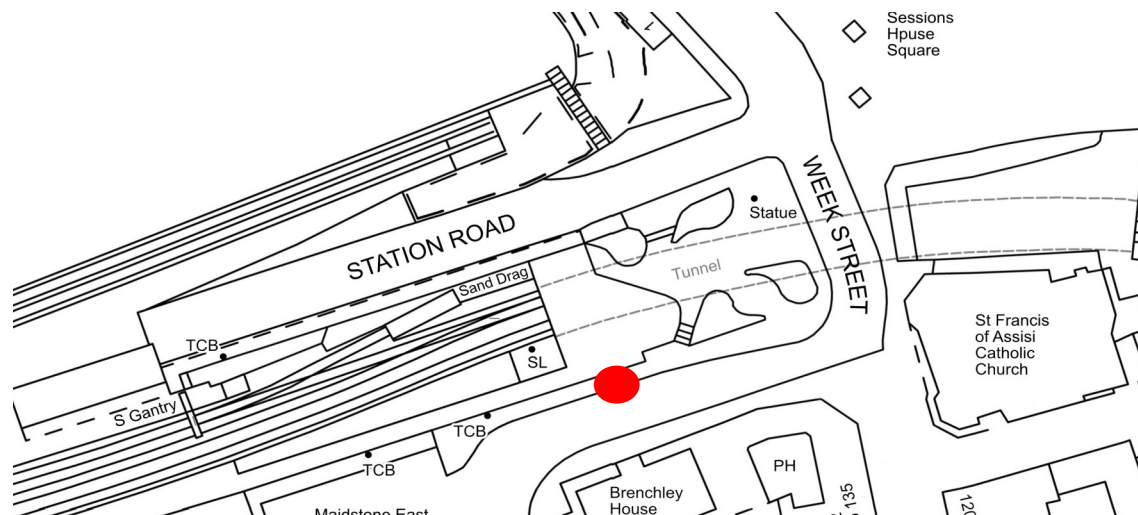
The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	9.4	10
Upper ground floor	8.6	93
Total	18.0	194

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net 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.

Tenure

Leasehold.



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Terms

The property is available by way of a new lease for a term of 3 years, outside the provisions of the Landlord & Tenant Act 1954 Part II (as amended), with a Landlord only break clause at the end of the first year of the term, subject to 6 months' prior written notice.

Landlord Costs

The landlord legal costs of £395 (+VAT) will be payable by the ingoing tenant(s).

Rating

We are advised that the Rateable Value for the property is £1,275 and the UBR for 2022/23 is 49.9p in the £. 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 is D

VAT

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

Viewing

Strictly by appointment only with the sole agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3A The Incubator, The Boulevard, Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4XA. Regulated by RICS.

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