



**SITUATION**

Located just a short walk away from the town centre whereby a large variety of amenities can be found on the High Street and Week Street, with a **Marks & Spencer Food Hall (under 200 yards away)** as well as the **Fremlin Walk Shopping Centre, The Mall Maidstone** and **Maidstone East Railway Station** all within close proximity.

Maidstone is a popular town located approx. 30 miles south-east of London with good road links via the M20 (Junctions 6 & 7) which links to the M25.

**PROPERTY**

A Grade II Listed property planned as follows:

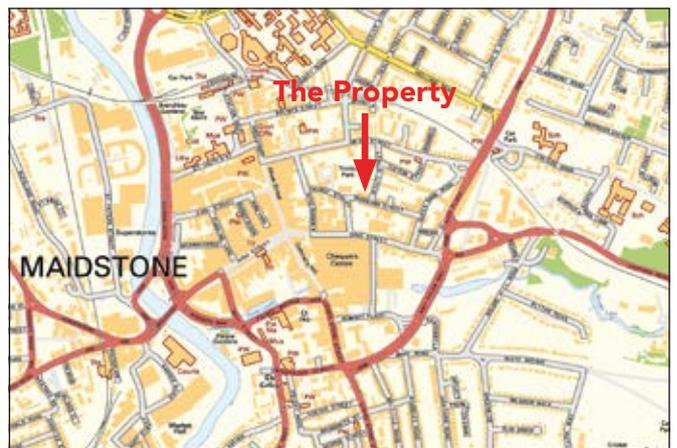
- **Main Building** – Lower ground, ground and two upper floors comprising **6 Rooms with a communal Kitchen and Living Room.**
- **Single Storey Building** – Comprising **2 Self-Contained Flats** each with their own street entrance.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£50,400 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**





**ACCOMMODATION** (Floor plans available from Auctioneers)

**Total GIA Approx. 2,758 sq ft<sup>1</sup>**

**Main Building:**

**Ground Floor**

- Room 1 – 1 Room plus separate Shower Room/WC
- Room 2 – 1 Room plus separate Shower Room/WC

**First Floor**

- Room 3 – 1 Room plus separate Shower Room/WC
- Room 4 – 1 Room plus separate Shower Room/WC

**Second Floor**

- Room 5 – 1 Room plus separate Shower Room/WC
- Room 6 – 1 Room plus separate Shower Room/WC

**Lower Ground Floor**

- Communal Kitchen
- Communal Living Room

**Single Storey Building:**

**Ground Floor**

- Flat 1a – 1 Room, separate Kitchen & separate Shower Room/WC
- Flat 1b – 1 Room including Kitchenette and separate Shower Room/WC

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Maidstone Borough Council** for a term of 15 years from 10th February 2017 at a current rent of **£50,400 per annum** exclusive.

**Rent Reviews 2022 and 2027 (upwards only and linked to RPI – uncapped)**

**Mutual Break 2027**

**Note 1: The Lease is held outside sections 24–28 of the L & T Act 1954.**

**Note 2: 4 Week Completion**

<sup>1</sup>Area supplied by Vendor

**VENDOR'S SOLICITORS**  
Lawrence Stephens Solicitors – Tel: 020 7936 8888  
Ref: S. Messias – Email: smessias@lawstep.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts