



Former Evans Cycles

2 Tonbridge Road, Maidstone, ME16 8RP

Prominent Retail Premises

3,402 sq ft
(316.06 sq m)

- Prominent location
- Flexible lease terms
- Self-contained
- Secure loading and parking to rear
- Close to Maidstone West railway station
- Edge of town centre

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Summary

Available Size	3,402 sq ft
Rent	£36,500.00 per annum Rent payable quarterly in advance and exclusive of VAT
Rates Payable	£18,176 per annum The tenant to be responsible for paying business rates direct to the local authority and interested parties should make thier own enquires with Maidstone Borough Council.
Rateable Value	£35,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Description

The property is a detached unit of traditional brick construction on a self-contained site. The ground floor is predominantly retail/sales area with a kitchen and restroom, with storage to the first floor. The pedestrian entrances fronts the Broadway with a yard area to the rear, accessed via the one way system off London Road providing secure loading and parking for at least 10 vehicles.

Location

The property is prominently sited at the confluence of the A26 Tonbridge Road and A20 London Road on the western side of the River Medway and Maidstone town centre. The area is mixed commercial and residential typical of main arterial routes with a number of flat developments around Maidstone West railway station opposite. Road access is very good with links via the A20 to junction 5 M20 or crossing the River Medway via the A229 to junction 6 M20 or north to the Medway towns and the M2.

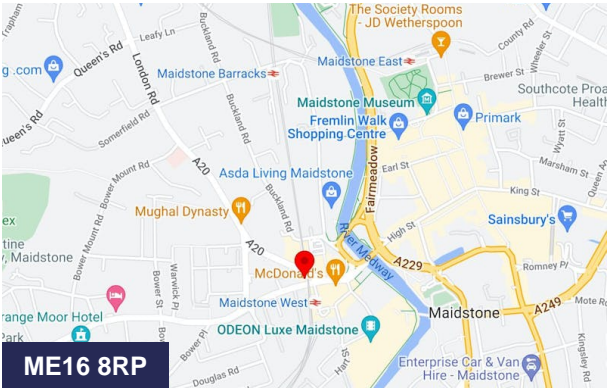
Accommodation

The property comprises the approximate net internal areas:

Name	sq ft	sq m
Ground - Sales / Ancillary	2,242	208.29
Ground - Kitchen / Restroom	213	19.79
1st - Storage	947	87.98
Total	3,402	316.06

Terms

The property is available on a new flexible lease for a term to be agreed.



Viewing & Further Information



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