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70 Bank Street • Maidstone • Kent • ME14 1SN

Residential / Commercial Development Opportunity - 6 Flats & Shop – Freehold For Sale



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Location

Maidstone is the county town of Kent, and lies directly to the south of junction 7 of the M20, with the property being within 2.5 miles of the motorway. Bank Street is a pedestrianised walkway running parallel to the High Street, and the subject property is close to its junction with Mill Street. Maidstone West is the closest train station, within 5 minutes' walk.

Description

This property is a Grade II listed building arranged over ground, lower ground, basement and two upper floors. The property has 3 phase electricity. The ground floor comprises a former café/bar/restaurant, with a lower ground floor area comprising kitchens, preparation and storage areas. From the kitchen area there is access to basement cellars & stores. In addition to integral access to the upper parts, there is also a side access, to enable self-containment of the upper floors. Presently part of the 1st floor comprises customer ladies and gents WCs, and ancillary areas, including storage and offices, under a large flat roof extension. The 2nd floor comprises a self-contained flat.

Existing Floor Areas

Ground – Bar/Restaurant area – (Incorporates a disabled compliant WC)	1280 sq ft	(119 sq m)
Lower Ground – Kitchens / Prep / Stores –	610 sq ft	(57 sq m)
Basement – Stores –	1200 sq ft	(111 sq m)
First Floor – WC's & ancillary areas	1725 sq ft	(160 sq m)
Second Floor – Flat -	577 sq ft	(54 sq m)
Total Floor Area	5392 sq ft	(501 sq m)

Planning

Planning and listed building consents have been granted to convert and extend the building to create 6 flats, with the retention of a smaller front bar / restaurant area. Ref 14/506793/FULL: See plans. The proposal provides for 3 no. 1 beds and 3 no. 2 beds; & ground floor front commercial unit. <http://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NHR5EETY0NN00>

Proposed Schedule of Accommodation

Flat	Type	GIA sq m	GIA sq ft
1	2 bed	87.84	945
2	1 bed	37.9	408
3	2 bed	62.32	671
4	1 bed	42.53	458
5	2 bed	43.37	467
6	1 bed	55.60	598
Shop	A3	55.00	592

Basement Stores – not included – with potential

Tenure

Freehold – with vacant possession.

Guide Price

£400,000. The property is subject to VAT.

Terms

We request all offers to be unconditional, and backed up with proof of finance.

Viewing

By appointment through the sole agents office – contact Josh Olney or Rupert Farrant – 01892 552500/ office@durlings.co.uk

Disclaimer – See website – www.durlings.co.uk

SUBJECT TO CONTRACT & PROOF OF FINANCE.

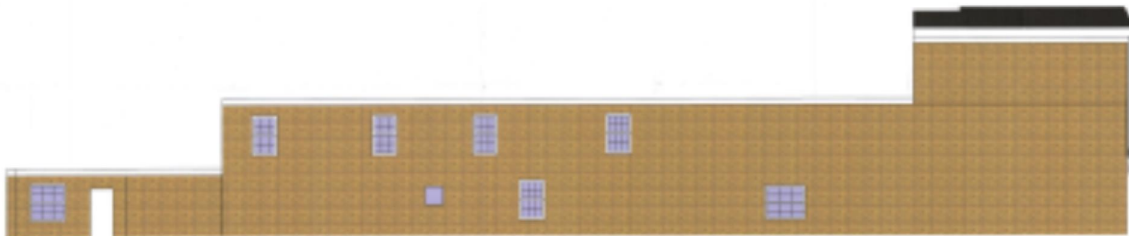
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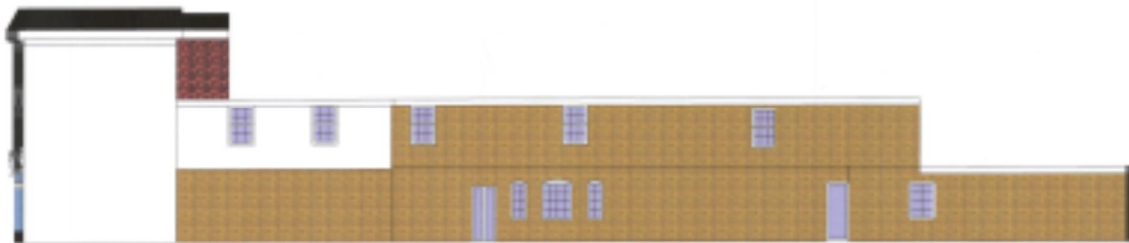
FRONT ELEVATION



REAR ELEVATION



EAST ELEVATION



WEST ELEVATION

AMENDED
08/18/01/16



GROUND

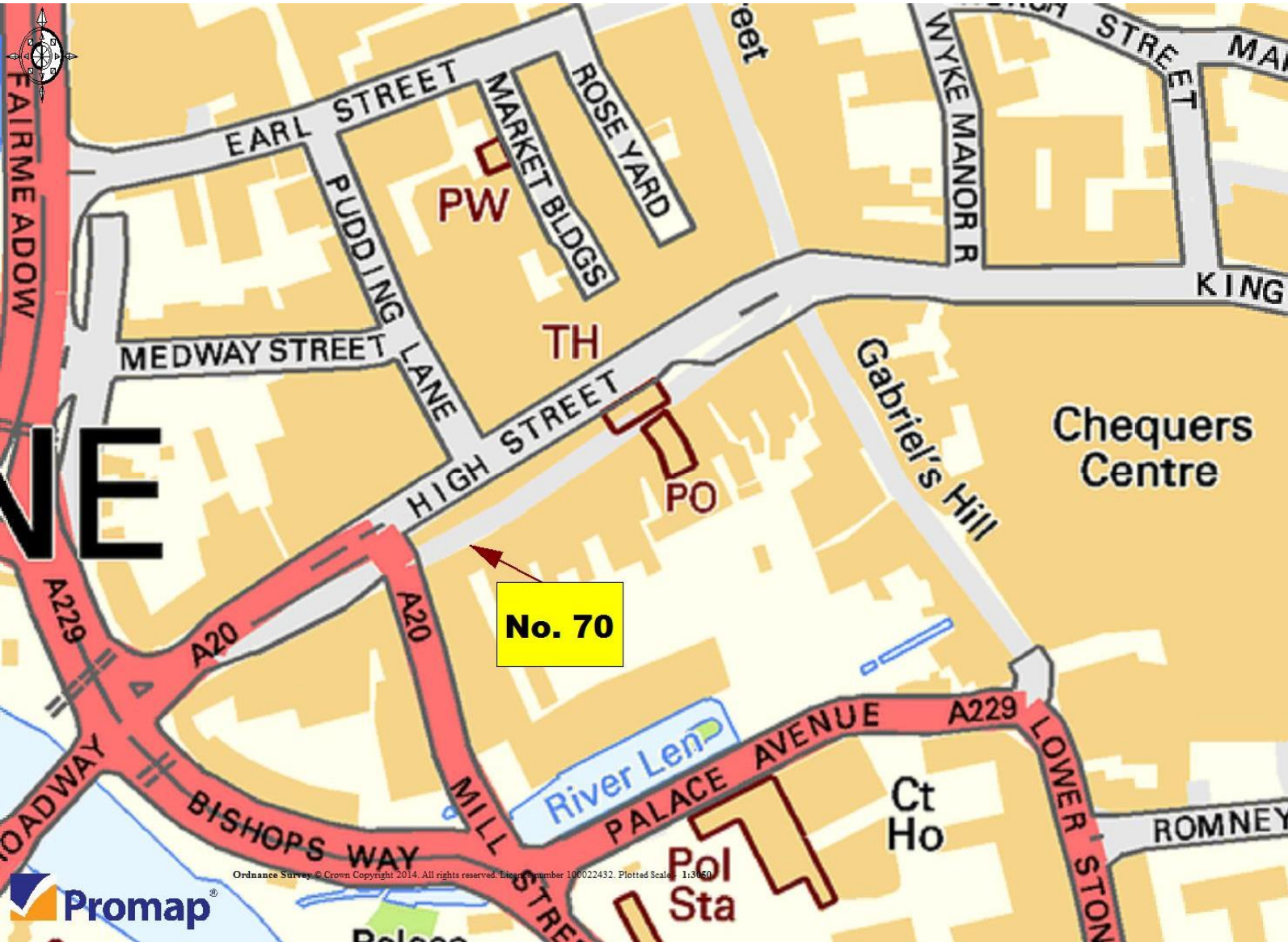


FIRST



SECOND

Rev A Front window amended as existing
Rev B Side elevation windows shown on plans
Rev C second floor amended



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COMMERCIAL

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