AG&G

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FOR SALE OR TO LET – MAIDSTONE TOWN CENTRE, KENT

SIZEABLE LICENCED RESTAURANT WITH 4AM LICENCE



FORMER GREEN ROOM, 32-34 EARL STREET, MAIDSTONE, KENT, ME14 1PS

- Prominent town centre four storey building above basement
- Total gross internal area approx. 932 sq m (10,034 sq ft)
- Premises licence permits the sale of alcohol from 8:00am until 4:00am everyday
- Currently in E-Class Use (which permits retail, restaurant, shop, gym and spa uses)
- May suit alternative uses (subject to obtaining necessary consents)

VIDEO TOUR

(Historic video tour)

REDUCED GUIDE PRICE £650,000 REFLECTING £65 PER SQ FT CAPITAL VALUE (+VAT IF APPLICABLE) OR SEEKING RENTAL OFFERS IN THE REGION OF £60,000 PER ANNUM FOR THE ENTIRE PROPERTY
SUBJECT TO CONTRACT Joint Sole Selling/Letting Agents
CounL378

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The property is situated within the heart of Maidstone Town Centre fronting Earl Street near its junction with Market Street. It is surrounded by predominately restaurants, pubs and shops. The amenities of Fremlin Walk Shopping Centre are located within close proximity. The River Medway lies approximately 200 metres to the west. Junction 6 of the M20 lies approximately 2 ½ kilometres (1 ½ miles) to the north. The nearest Railway Station is Maidstone East, approximately 300 metres to the north which provides frequent and direct services into London Victoria with a journey time of just over one hour. A location plan is attached.

Description

An imposing four storey mid-terraced property built over basement. The site is 100% site covered. Internally, the accommodation can be summarised as follows:-

Ground Floor	Two separate customer trading areas, a reception area, kitchen. External seating area to the front (via pavement tables and chairs licence).
First Floor	Additional customer trading area, private function room/former shop to the front and a set of customer wc's.
Second Floor	Mezzanine seating area, private dining room and customer wc's.
Third Floor	A kitchen preparation room, staff room, office and general ancillary storage areas.
Basement	Open plan customer trading area, a set of customer wc's, staff wc, ancillary storage areas and a fully fitted commercial kitchen.

A site plan and a set of historic floor plans are enclosed.

We have been advised that the property has the following gross internal areas

Ground floor	205.58 sq m (2,212 sq ft)
First floor	210.66 sq m (2,267 sq ft)
Second floor	168.68 sq m (1,815 sq ft)
Third floor	148.92 sq m (1,603 sq ft)
Basement	198.58 sq m (2,137 sq ft)
Total	932.42 sq m (10,034 sq ft)

NB: AG&G have not measured the property and the floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to let or purchaser either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements. AG&G have not measured the property, please therefore rely upon your own due diligence and measured survey prior to offering.

Services

We are advised that the property is connected to all mains services.

Licensing

The property benefits from a Premises Licence permitting the sale of alcohol from 8:00am until 4:00am everyday. This licence can be transferred to the purchaser/new owner upon legal completion.

Planning

We have been advised by the Borough of Maidstone that the property is Grade II listed but is not situated within a conservation area.

Basis of Sale / Letting

Guide price for the freehold interest with vacant possession £650,000 (+VAT if applicable) with vacant possession upon completion. The freeholder will also give consideration to letting the entire property on a new free-of-tie lease, all terms to be negotiated, guide rent for the whole building £60,000 per annum.

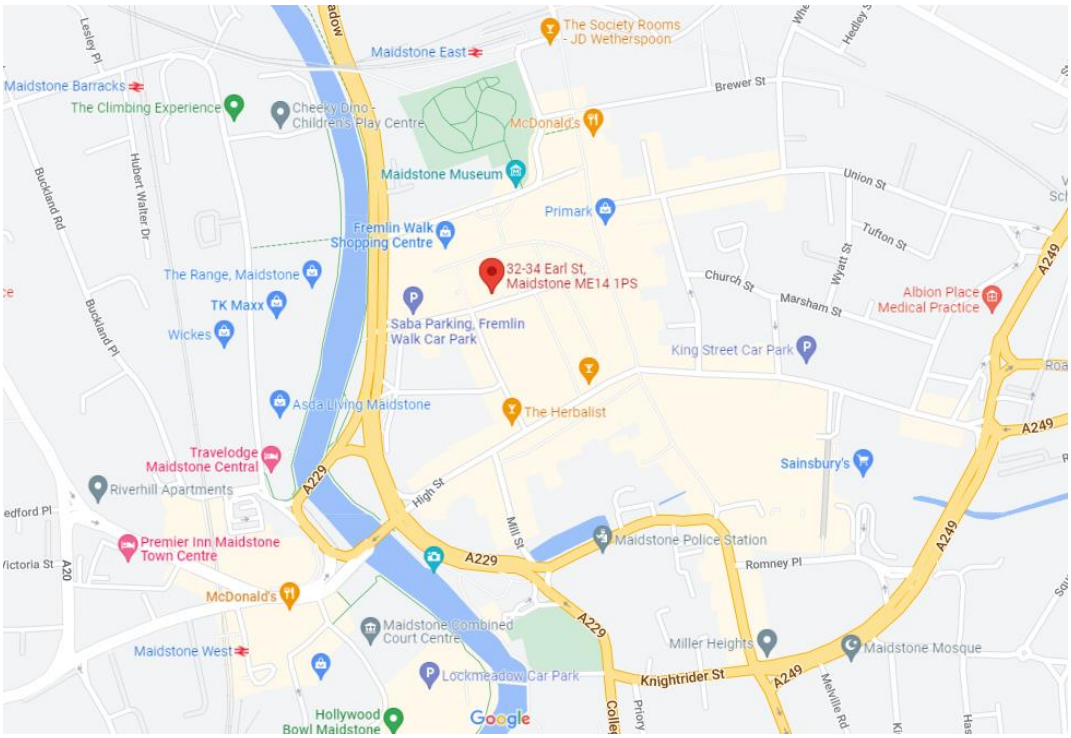
Further Information & Viewing

For further information or to organise a viewing, please contact either Panayiotis Themistocli (mob. 07973 856 232 email. Panayiotis.themistocli@agg.uk.com) or Michael Penfold (mob. 07894 210 853 email. Michael.penfold@agg.uk.com) of the joint sole selling/letting agent. Joint agent: Dominic Barber: 07860 870 042 or Dominic.barber@sibleypares.co.uk.

EPC

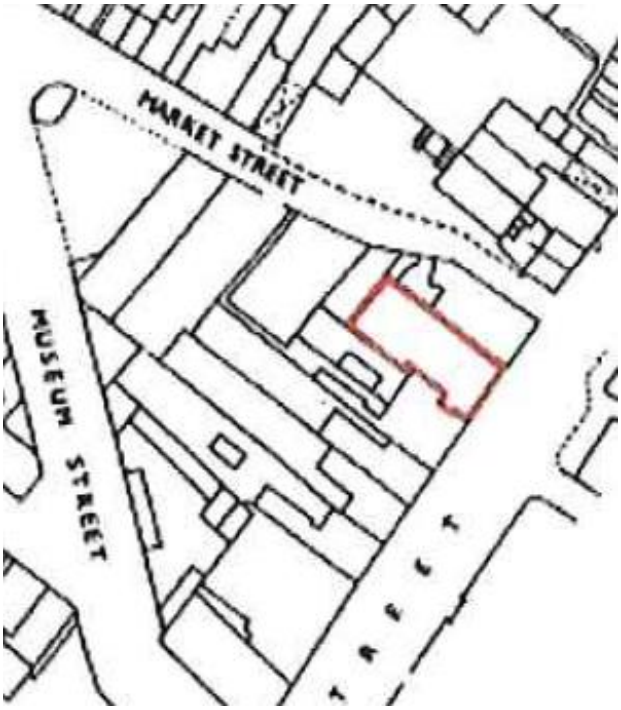
EPC Rating “D” 84 – extract below.

Location Plan



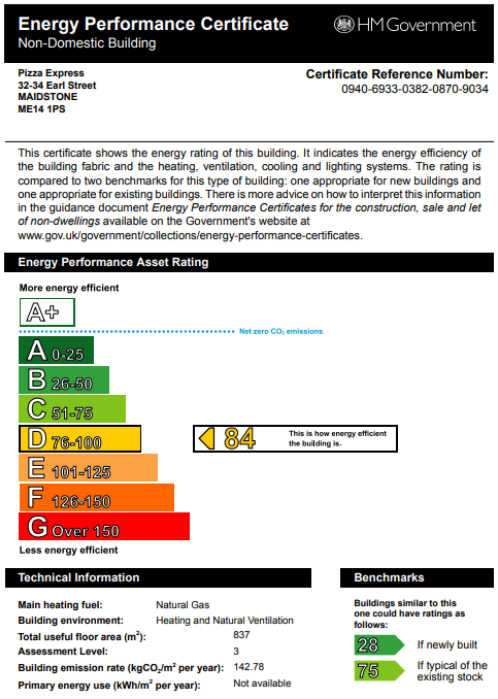
Google Maps. Not to scale - Provided for indicative purposes

Site Plan



Source: HM Land Registry Title Plan. Not to scale. Provided for indicative purposes only.

EPC



Energy Performance Certificate
Non-Domestic Building

HM Government

Pizza Express
32-34 Earl Street
MAIDSTONE
ME14 1PS

Certificate Reference Number:
0940-6933-0382-0870-9034

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO_2 emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

84 This is how energy efficient the building is.

Less energy efficient

Technical Information

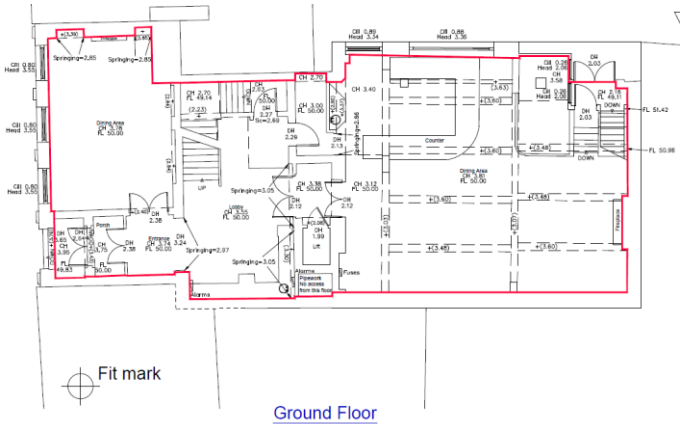
Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	837
Assessment Level:	3
Building emission rate ($kgCO_2/m^2$ per year):	142.78
Primary energy use (kWh/m^2 per year):	Not available

Benchmarks

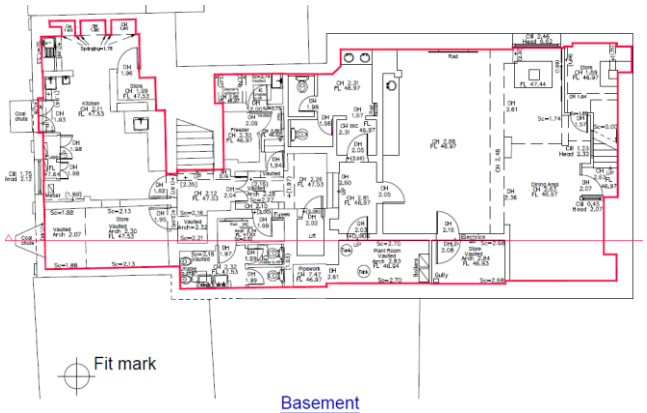
Buildings similar to this one could have ratings as follows:

28 If newly built
75 If typical of the existing stock

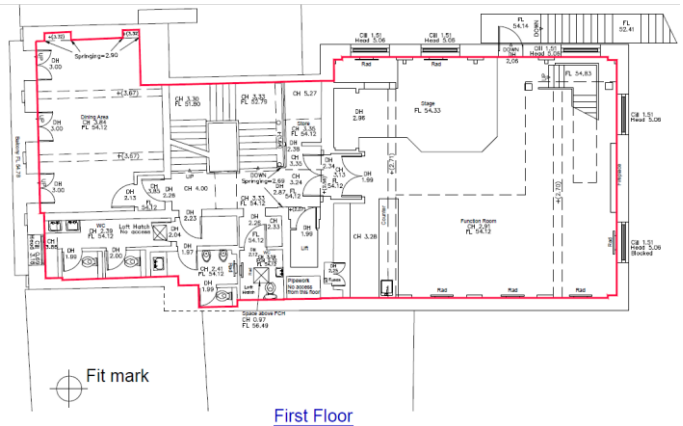
Floor Plans



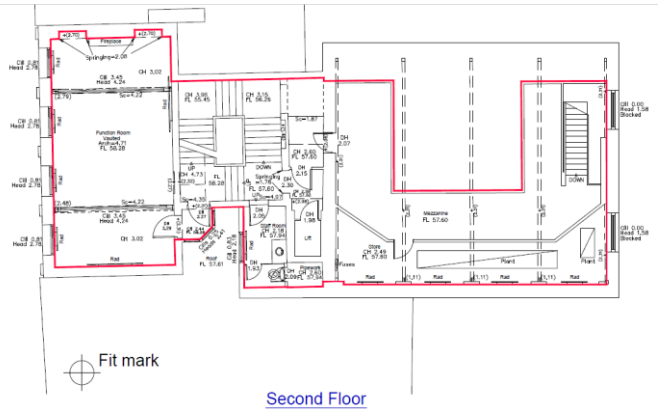
Ground Floor



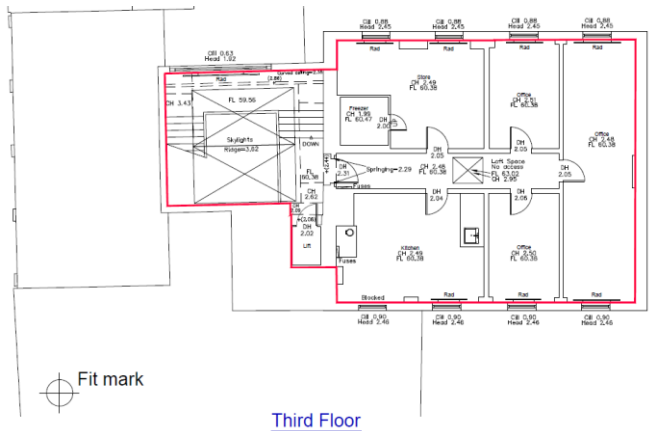
Basement



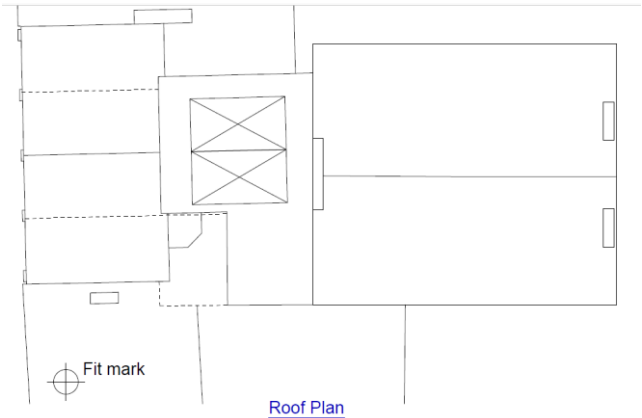
First Floor



Second Floor



Third Floor



Roof Plan

Not to scale. Historic and provided for indicative purposes only.