

Maidstone - 7 Colman Parade, King Street - Shop To Let

- **Busy Location**
- **A1 / A2 Planning Consent**
- **Extended rent-free period available**

Location

The unit is located on a busy location on King Street, directly in front of the main entrance to The Mall Shopping Centre, and is directly adjacent to **Greggs** and **Starbucks**, and opposite **Costa Coffee** and **Claire's Accessories**.

Size

The property is arranged over ground and first floor, and comprises the following approximate areas:

Ground Floor Sales	608 sq ft	56.5 sq m
1 st Floor Storage	529 sq ft	49.15 sq m

Lease

The property is held by way of an existing FRI lease, due to expire 2nd Oct 2021, at a passing rental of £52,500 per annum exclusive.

Terms

Our client is prepared to offer an extended rent-free period to assign their lease, subject to status, or alternatively will consider a new sub-lease, to expire at the end of their lease, at £40,000 pax.

Business Rates

Rateable Value **£39,500**

Interested parties should contact the Local Authority to confirm this figure, and obtain the exact rates payable figure.



EPC

An EPC is available on request.

Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

McKinnon Nelson, Denman House, 20 Piccadilly, London,
W1J 0DG

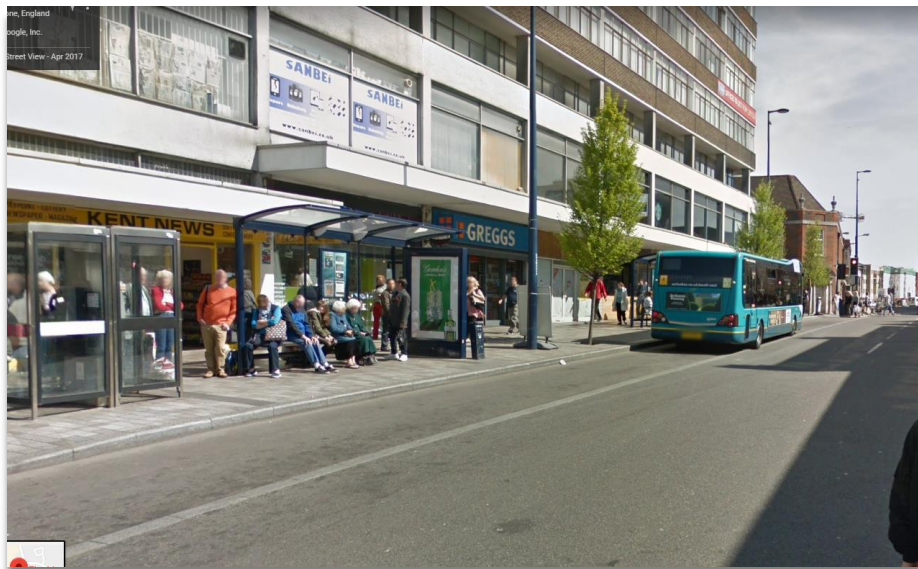
0203 432 4300

Myles McKinnon MRICS

Tel 0203 411 0007 | Mob 07920 020123
myles@mckinnonnelson.co.uk

William Nelson

Tel 0203 411 0009 | Mob 07876 338518
william@mckinnonnelson.co.uk



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