



James Ashley
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1 - 4 Appledore Court, Hildenborough Crescent | Maidstone | Kent
RETAIL INVESTMENT FOR SALE

- ground floor, rear parking and garages
- shops let to a coffee shop & kitchen design showroom
- rear car park and 3 garages
- combined shops sizes: 72.46 m² (780 ft²) approx.
- current rental income: £20,000 per annum
- price: £400,000 freehold

DESCRIPTION

Detached mixed-use building arranged over three floors, comprising four shops on the ground floor, a rear car park, 5 garages/stores with flats above.

Shop number 1 is let to Little Lew's Kitchen and shop number 4 is let to Ashton Lewis Kitchens.

Shop numbers 2 & 3 (trading as a convenience store) together with two garages and all of the flats above have been sold off on long leases.

LOCATION

The building is situated in a densely populated residential area of Allington on Hildenborough Crescent, between London Road (A20) and Castle Road, north west of Maidstone town centre.

Nearby occupiers include a DFS Sofa Store, Waitrose & Partners Convenience Store, Papa Johns Pizza, M & S Simply Food and Sir Thomas Wyatt Beefeater, together with a good mix of other independent and local traders.

Barming mainline railway station is approximately 1.5 miles away, providing services to London Victoria, Ashford International and Ramsgate. There are also buses serving the area located nearby on London Road (A20).

ACCOMMODATION

Shop no. 1	36.23 m ²	390 ft ²
Shop no. 2 & 3		SOLD
Shop no. 4	36.23 m ²	390 ft ²
TOTAL	72.46 m²	780 ft² N.I.A.

NB: There is also a rear car park and 3 garages (not measured).

TENURE

Freehold. We are advised that shops 1 & 4 are let on licence agreements, with a rolling three month notice period, both at passing rents of £10,000 per annum (each unit).

FURTHER INFORMATION/VIEWINGS

Contact the vendors sole selling agents:-

James Stefanopoulos or Ashley Brudenell

