



James ashley
commercial
property consultants

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

1 - 4 Appledore Court | Maidstone | Kent | ME16 0PA | FREEHOLD INVESTMENT

- ground floor, rear parking and garages
- shops let to a cafe, convenience store & kitchen design showroom
- combined shops sizes: 147.25 m² (1,585 ft²) approx.
- current rental income: £40,000 per annum
- price: £650,000 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 is let to a convenience store together with two garages.

One of the four flats above has been sold off on long leases. The other three are rented out and can be included in the sale (all 3 beds), at an additional price. Contact us for further information.

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's 2 & 3	74.79 m ²	805 ft ²	
Shop no. 4	36.23 m ²	390 ft ²	
TOTAL	147.25 m²	1,585 ft²	N.I.A.

NB: There is also a rear car park and 5 garages (not measured).

TENURE

Freehold. We are advised that the shops are let out on licence agreements, with rolling three monthly notice periods, all at passing rents of £10,000 per annum (for each unit).

FURTHER INFORMATION/VIEWINGS

Contact the vendors sole selling agents: -

James Stefanopoulos or Ashley Brudenell



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