



James ashley
commercial
property consultants

93-95 High Street | **Maidstone** | Kent | ME14 1SA
PROPOSED HOSTEL/HOTEL TO LET

93-95 High Street | Maidstone | Kent | PROPOSED HOSTEL/HOTEL TO LET

- first, second & third floors
- 701.86 m² (7,555 ft²) approx
- 'e' use class (c1 use potential)
- rent: £on application
- includes 3 car parking spaces
- alternative uses considered - stp

DESCRIPTION

Self-contained commercial upper parts, comprising first floor former offices arranged as various office rooms, kitchen and WC with a good ceiling height and natural light. The second and third floors provide further office rooms, additional kitchen and WC's. There are also 3 car parking spaces at the rear.

We understand that the premises currently benefit from 'E' Use Class (formerly B1 Offices). However, the landlord has prepared drawings for a proposed hostel/hotel use (C1) and would like to find an operator/tenant before submitting to the local authority.

Alternative uses such as Leisure (Gym), Educational, Medical, Training, Religious or a Nightclub will also be considered.

LOCATION

Situated on the High Street, between Gabriel's Hill and Mill Street in Maidstone town centre, close to the Royal Star Arcade, Fremlin Walk and The Mall Shopping Centres.

Various amenities can be found close by, such as cafes, restaurants, take aways, pubs, convenience stores, a post office, library, hotel, leisure centre, gyms and car parks.

Maidstone East & West mainline railway stations are both within walking distance, providing services to London Victoria, Ashford, Canterbury, Strood, Paddock Wood, St Pancras & Tonbridge. There are also various buses serving the area located directly opposite the premises on the High Street.

ACCOMMODATION

First Floor	306.57	3,300	
Second Floor	213.21	2,295	
Third Floor	182.08	1,960	
Total	701.86 m²	7,555 ft²	NIA

TENURE

A new Full Repairing & Insuring Lease is available, on terms to be agreed.

VIEWINGS

By appointment through joint sole letting agents: -

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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