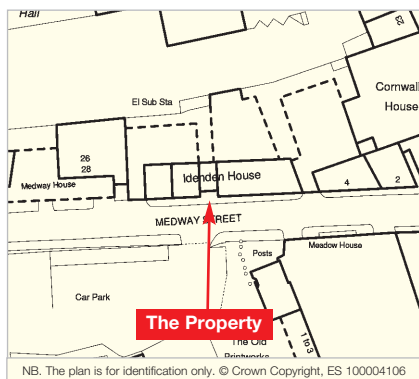


Maidstone

Idenden House, Medway Street, Kent ME14 1JS

- **A Freehold Mid Terrace Mixed Use Building**
- Arranged to provide Three Shops and Twenty-Two Self-Contained Flats
- Each Shop subject to a Commercial Lease
- Fourteen Flats subject to Assured Shorthold Tenancies
- Eight Flats Vacant
- Town centre location
- Parking to Rear
- Possible Potential for Roof Extension subject to obtaining all necessary consents
- Total Current Rent Reserved
£136,220 per annum plus Eight Vacant Flats



To View

The property will be open for viewing every Friday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Verdant Solicitors (Ref: STQ).
Tel: 0208 905 3199.
Email: samuel.tetteh@verdantsolicitors.com

INVESTMENT – Freehold Mixed Use Building

Tenure

Freehold.

Location

The property is situated on the north side of Medway Street to the west of its junction with Pudding Lane. Situated in Maidstone town centre, the shops benefit from being opposite a car park whilst the flats enjoy easy access to a wide range of local amenities and facilities. Maidstone East Rail Station is less than half a mile to the north and provides direct services to London Victoria. The A229 provides access to Junction 6 of the M20 Motorway approximately 1.75 miles to the north.

Description

The property comprises a mid terrace building arranged over part basement, ground and two upper floors.

The ground floor provides retail space whilst the upper floors are arranged to provide twenty-two self-contained flats. The part basement comprises ancillary space. To the rear is unmarked car parking providing for approximately 12 single and 3 tandem spaces.

Accommodation and Tenancies

Please note the property was partially internally inspected by Allsop. The following information was supplied by the Vendor. A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: Maidstone Borough Council.
Tel: 01622 602736.

There may be potential to add a floor to the top of the building subject to obtaining all necessary consents.

Type	Floor	Unit/No.	Accommodation	Terms of Tenancy	Rent
Commercial	Ground	Trading as 'I Wish Hairdressing'	Gross Frontage 5.9 m (19' 4") Net Frontage 5.5 m (18') Shop & Built Depth 7.7 m (25' 3")	Subject to a Commercial Lease for a term of 4 years from 26th May 2014	£6,000 p.a.
		Trading as 'The Beauty Tree'	Gross Frontage 6.0 m (19' 8") Net Frontage 5.5 m (18') Shop & Built Depth 7.7 m (25' 3") Mezzanine Floor – Not inspected	Subject to a Commercial Lease for a term of 6 years from 26th July 2012	£7,500 p.a.
		Trading as 'Tandoor Mahal'	Gross Frontage 19.2 m (62' 11") Net Frontage 18.4 m (60' 4") Built Depth 7.5 m (24' 7") Mezzanine Floor – Not inspected	Subject to a Commercial Lease for a term of 15 years from 25th March 2002	£20,000 p.a.
Residential	First	1	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 15th May 2015	£700 p.c.m.
		2	Studio Accommodation	Vacant	
		3	Studio Accommodation	Vacant	
		4	Studio Accommodation	Assured Shorthold Tenancy for a term of 12 months from 25th April 2015	£550 p.c.m.
		5	Two Bedroom Accommodation	Vacant	
		6	Two Bedroom Accommodation	Vacant	
		7	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 2nd May 2015	£650 p.c.m.
		8	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 2nd May 2015	£525 p.c.m.
		9	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 1st May 2015	£625 p.c.m.
		10	One Bedroom Accommodation	Assured Shorthold Tenancy	£610 p.c.m.
		11	Studio Accommodation	Vacant	
	Second	12	Two Bedroom Accommodation	Vacant	
		13	Studio Accommodation	Assured Shorthold Tenancy for a term of 12 months from 1st May 2015	£550 p.c.m.
		14	Studio Accommodation	Assured Shorthold Tenancy	£550 p.c.m.
		15	Studio Accommodation	Assured Shorthold Tenancy for a term of 12 months from 24th April 2015	£550 p.c.m.
		16	Two Bedroom Accommodation	Assured Shorthold Tenancy	£700 p.c.m.
		17	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 13th May 2015	£750 p.c.m.
		18	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 30th May 2015	£650 p.c.m.
		19	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 29th April 2015	£525 p.c.m.
		20	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 15th May 2015	£625 p.c.m.
		21	One Bedroom Accommodation	Vacant	
		22	Studio Accommodation	Vacant	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

