

LOCATION:

The premises are situated within a new Redrow housing development in Ryarsh close to the historic village of West Malling and within easy reach of the many facilities of Maidstone. Ryarsh Park enjoys a superb position surrounded by open countryside but is still conveniently located close to the M20 motorway with fast links to the capital and coastal ports and with West Malling providing regular train services via its mainline railway station.

DESCRIPTION:

The premises will provide flexible accommodation potentially providing retail space at ground and first floor levels with additional office/commercial space at ground, first and second floor levels which can be split accordingly. Parking will be provided for up to 15 spaces in total.

ACCOMMODATION:

Ground floor retail area:	approximately 903 sq ft (83.9 sq m)
Further commercial space/office accommodation:	approximately 1,141 sq ft (106 sq m)
First floor retail/office/commercial space:	approximately 2,240 sq ft (208.1 sq m)
Second floor:	approximately 2,836 sq ft (263.5 sq m)

All areas are approximate and gross internal.

TERMS:

The property is fully fitted to a shell standard and will be offered for sale (long lease) or to let on new full repairing and insuring terms.

RENT / PRICE:

On application.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Rateable Value - To be assessed.
Applicants are responsible for their own rates.

EPC

The Energy Performance Asset Rating for this property is to be assessed.

VIEWING:

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Ref: 01/06/16 JPC / 2264

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, mis-statement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquires whether VAT is payable.

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