



**OPEN STORE/PARKING AREA WITH LOCK-UP GARAGE
(CAN BE LET SEPARATELY)**

1,100 sq ft (102.19 sq m)

LEASEHOLD

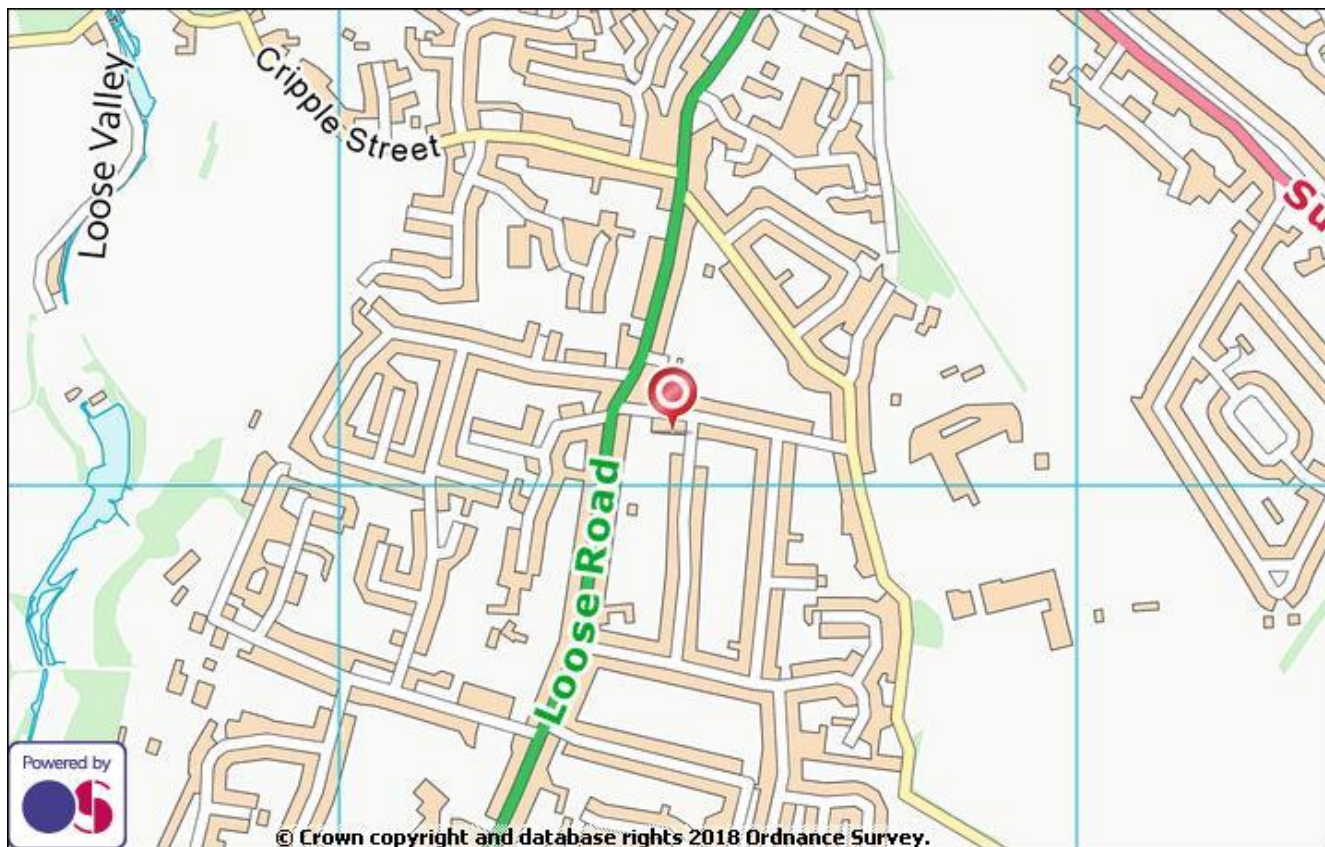
REAR OF 485 , LOOSE ROAD, LOOSE, MAIDSTONE, KENT ME15 9QT

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

LOCATION:

The site is situated just off the Loose Road in Paynes Lane, Loose.



DESCRIPTION:

The site is accessed from Paynes Lane just off the Loose Road and comprises an open store/parking area with a lock up garage that will be let separately.

ACCOMMODATION:

Site approx 1100 sq ft
Lock Up Garage

TERMS:

To let on terms to be agreed.

RENT:

Site: £2000 per annum exclusive
Garage: £ 600 per annum exclusive

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

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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:

To be assessed.

Potential applicants are advised to check with the Local Rating Authority for the actual business rates payable.

EPC:

An EPC is not required for this property.

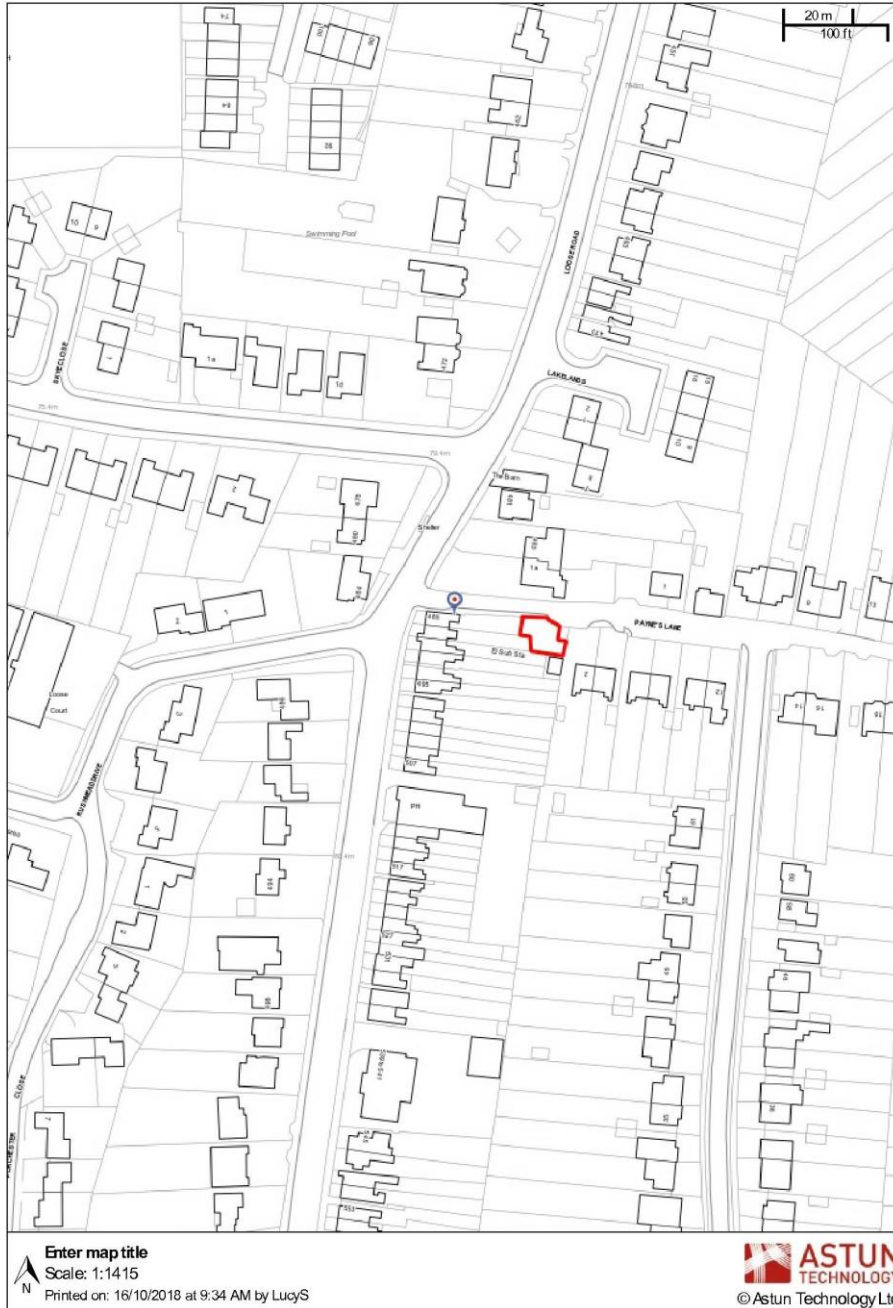
VIEWING:

Mr Jonathan Creek (Maidstone)
01622 692144
jcreek@harrisons.property

Ref: 16/10/18 / SP / 3026

N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.

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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, misstatement, 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 enquiries whether VAT is payable.

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Medway Office: Oasis House, 3 Ambley Green, Gillingham Business Park, Gillingham ME8 0NJ
 info@harrisons.property | T: 01634 265900 | F: 01634 265930
 Maidstone Office: 5 Kings Row, Armstrong Road, Maidstone, Kent ME15 6AQ
 info@harrisons.property | T: 01622 692144 | F: 01622 692155

