

# White Cottage

13 Ashford Road, Maidstone, Kent, ME14 5DA



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

**Office**

**For Sale**

**2,399 Sq Ft (222.87 Sq M)**

- Grade II Listed
- Total GIA 2,804 sq ft
- £550,000 for the freehold
- Ample car parking to rear

# White Cottage

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## Location

The property is located on the eastern edge of Maidstone town centre, just a short walk to the commercial centre but very well situated for the road networks being 1.5 miles to J7 of the M20. Maidstone has an excellent rail service to London in under 1 hour as well as Ashford International Train Station and the Port of Dover.

## Description

Freehold Offices for Sale with Parking. The property benefits from lapsed planning permission granted for change of use to create two residential units.

## Accommodation

The former Victorian cottage offers ample office accommodation with car parking to the rear. The property has sliding sash windowes, feature fire place and gas central heating. The property offers an excellent opportunity to purchase a property requiring updating or converting to residential use.

Area	Sq Ft	Sq M
Ground Floor	1,049	97.45
First Floor	1,049	97.45
Basement	301	27.96
<b>Total Nia</b>	<b>2399</b>	<b>222.85</b>
<b>Total Gia</b>	<b>2804</b>	<b>260.54</b>

## Terms

Planning

The property is Grade II Listed, current use B1(a) offices but with the benefit of planning permission granted for change of use from (A2) Office to create two (C3) residential units. Planning Reference: Maidstone Borough Council 15/509424/FULL

## Guide Price

£550,000 for the freehold

## Business Rates

The rateable value of the property is shown on the Valuation Office Website as follows:

**and Premises: £RV £19,250 @ 49.9p in the £**

**Rates payable £9,605.75 for the year 2024/2025**

## Estate / Service Charge (if applicable)

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available on request.

## Legal Costs

Each party to bear their own legal and professional costs

## EPC

Rating F (127)

## Finance Act 1989

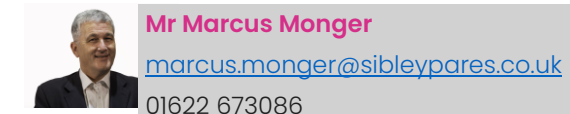
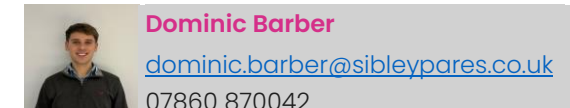
Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers and purchasers should satisfy themselves independently as to any VAT payable in respect of any transaction.

## Misrepresentation Act 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

## Viewings

Strictly by prior appointment through the Surveyors.



NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

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