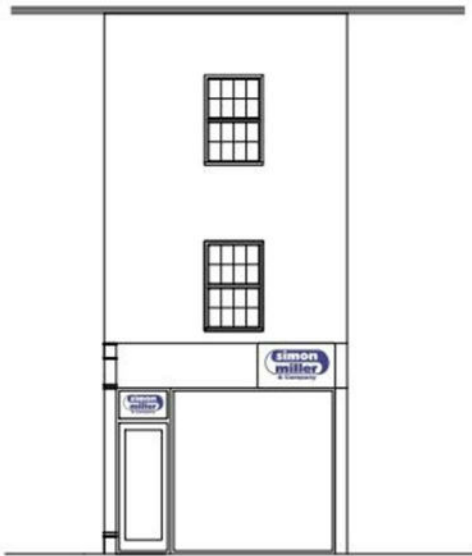
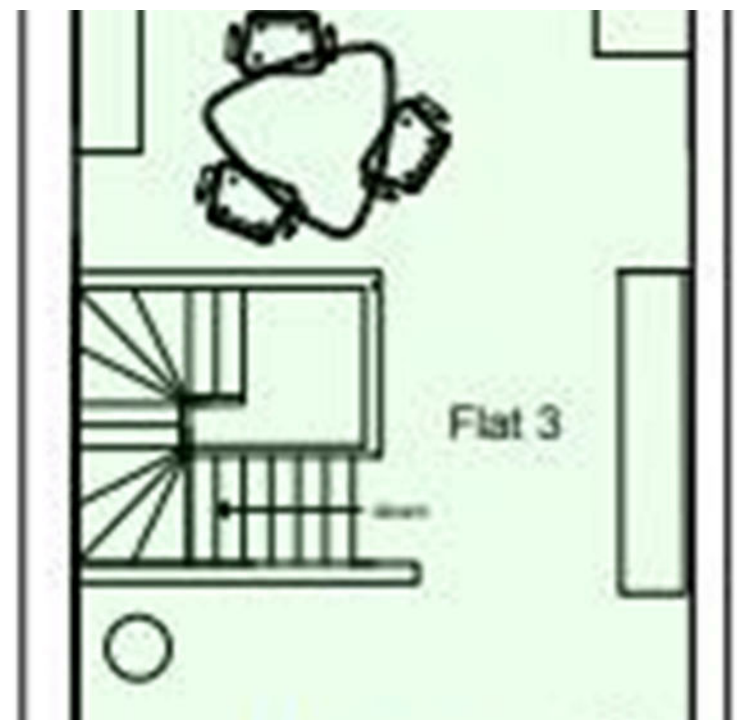


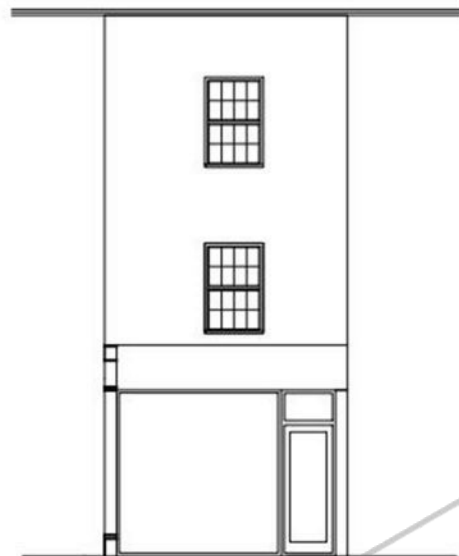
36 King Street, Maidstone, ME14 1BS

Auction Guide £275,000
EPC RATING:

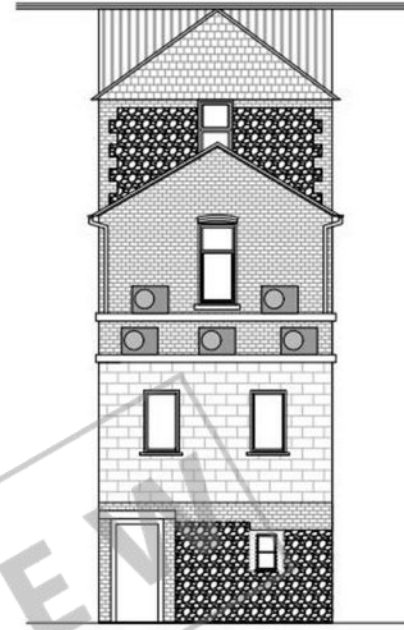




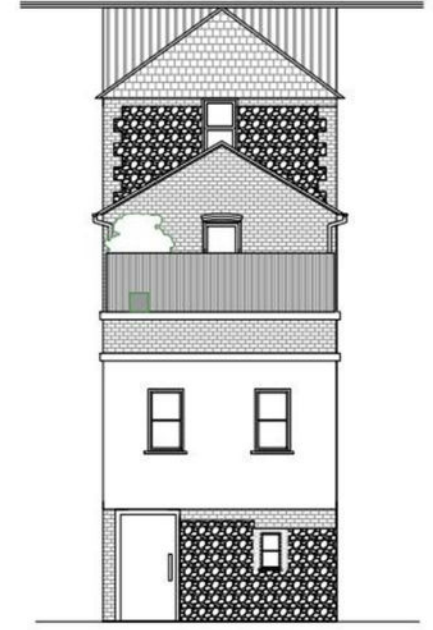
Existing Front Elevation



Proposed Front Elevation



Existing Rear Elevation



Proposed Rear Elevation

An exciting opportunity to purchase this vacant freehold building in the centre of Maidstone on King Street. The property comes with the benefit of planning permission having been granted for the creation of three, one bedroom flats, plus commercial unit to the front. One of the flats has the benefit of a lovely roof top garden.

The property is situated right in the center of town close to all local shops, bars and restaurants. It is well served by transportation links, to include three railway stations, various bus routes and motorway links.

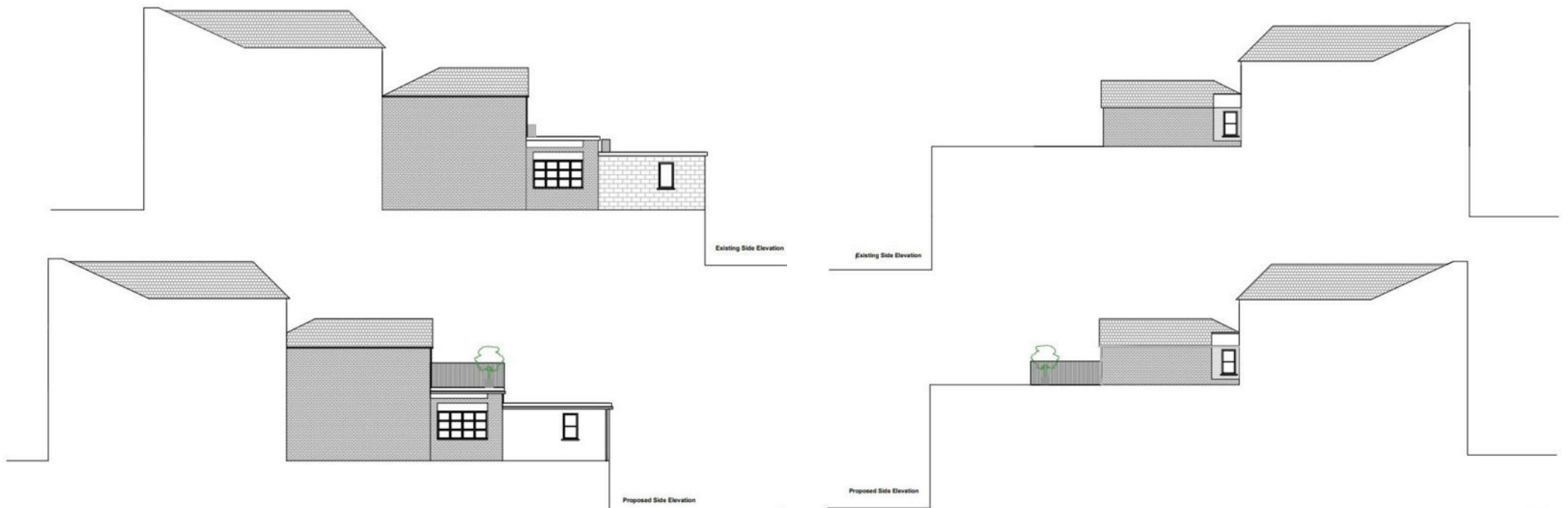
THIS PROPERTY IS FOR SALE BY THE MODERN METHOD OF AUCTION. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

MATERIAL INFORMATION

Freehold
Council Tax Band
EPC Report



• For Sale By Modern Method Of Auction • Freehold Building With Planning Permission Granted For Three Flats Together With Commercial Lock Up Shop • CIL Payment: TBC • Sought After Town Centre Location • Planning Reference Number: 23/504582/FULL • Vacant Possession

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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