



## MAIDSTONE

4 GABRIELS HILL  
ME15 6JG

### LOCATION

The subject property is located in an excellent location at the top of Gabriels Hill, close to the intersection with Week Street and close to The Mall. Occupiers in the nearby Vicinity include **LUSH**, **Metro Bank**, **Esquires** and the well-known **Golden Boot**.

### ACCOMMODATION

The premises are arranged over Ground, First and Second Floors, comprising the following approximate areas:

Ground Floor Sales	504 sq ft	46.9 sq m
First Floor Ancillary	496 sq ft	46.1 sq m
Second Floor Ancillary	410 sq ft	38.1 sq m
<b>Total Floor Area</b>	<b>1,411 sq ft</b>	<b>131.1 sq m</b>

### TERMS

The property is available by way of a new full repairing and insuring lease, for a term to be agreed.

### RENTAL

£28,000 per annum exclusive.

### BUSINESS RATES

Rateable Value 2019	£20,250.00
Rates Payable 2019/2020	£9,942.75

This property may be eligible for Retail Relief. Interested parties are advised to contact the local Valuation Office.

### EPC

An EPC has been requested and will be provided as part of the legal pack.

### FURTHER INFORMATION

Will Stone

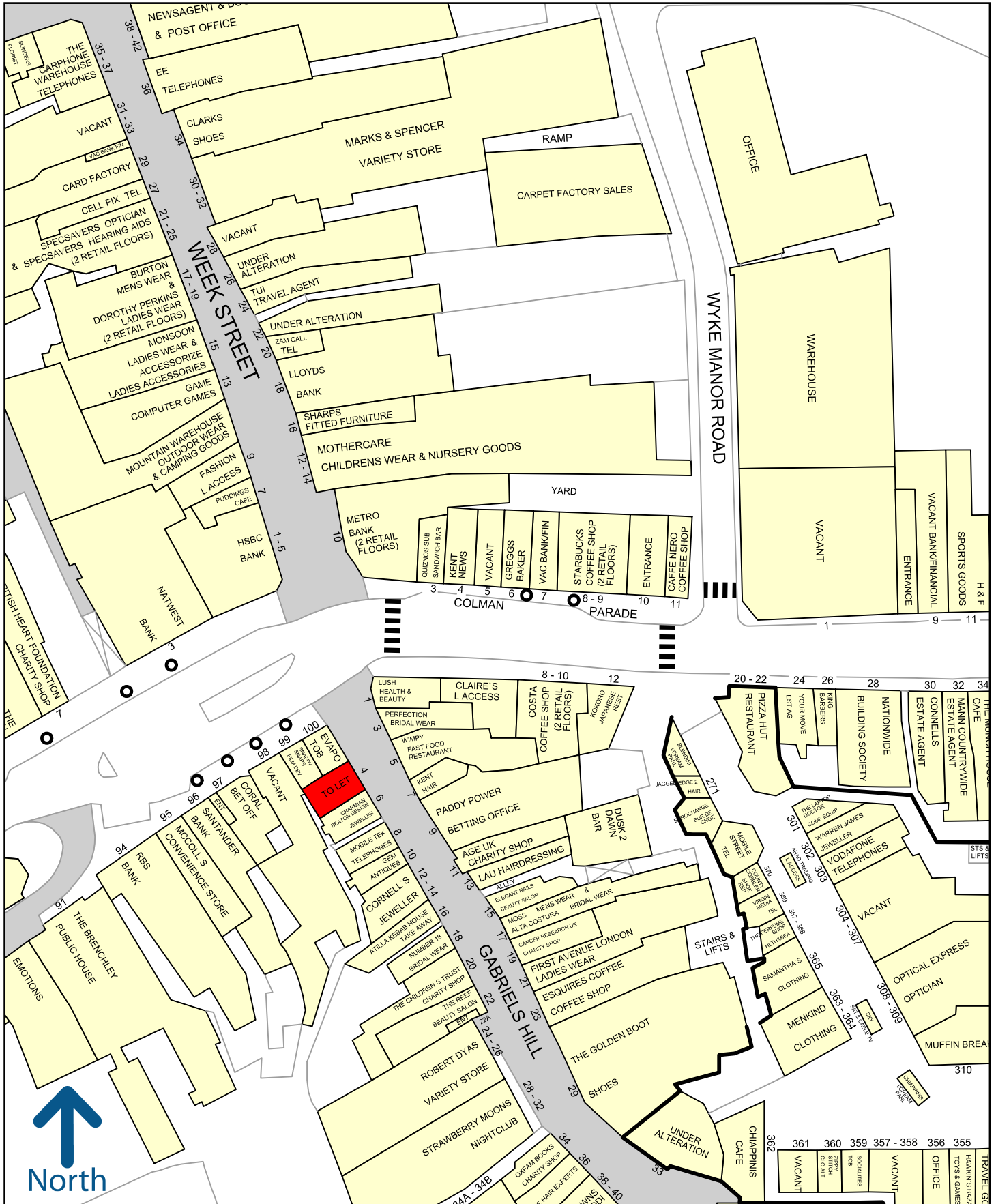
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