

FOR SALE

Residential Development Opportunity

NEW BUILD DEVELOPMENT AREA

3,218 sq.ft

(298.9 sq.m)

EXISTING FLAT AREAS

840 sq.ft (78 sq.m)

MID KENT SHOPPING CENTRE

Maidstone
Kent
ME16 0PU

LCP
part of MCore

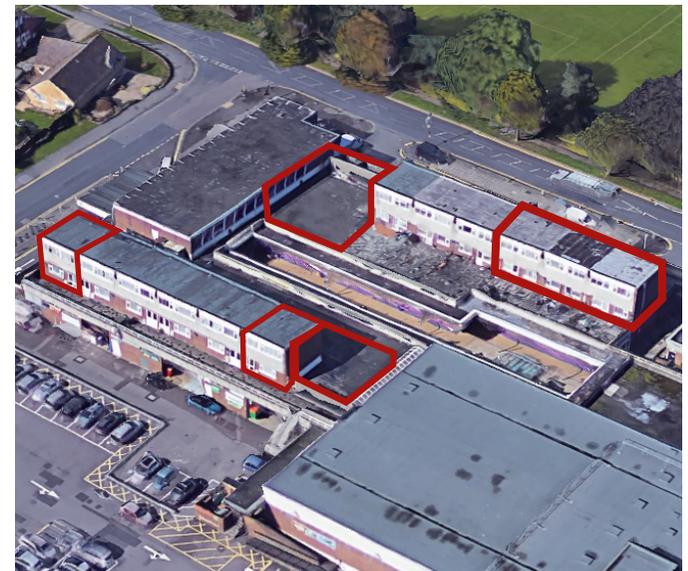


MID KENT SHOPPING CENTRE

PROPOSED LOCATION



- 1st Floor Residential Opportunity available
- Situated by prominent retail location in town centre
- 6x existing residential maisonette flats
- Development (once built out) creates an additional 3x maisonette flats

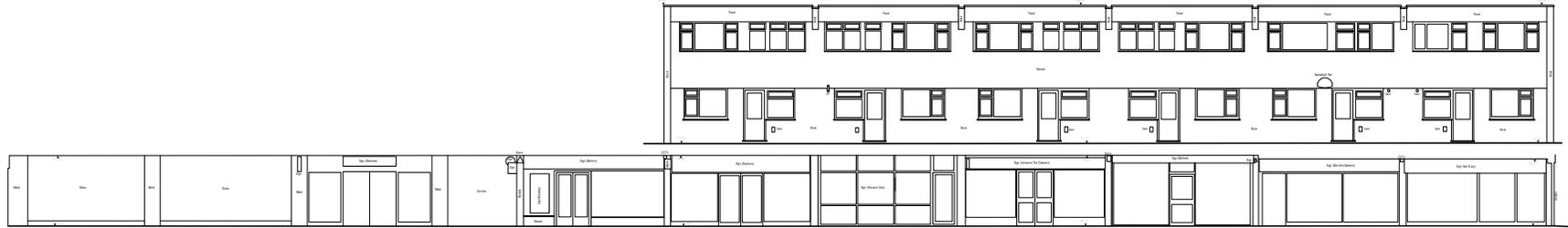




1 Existing Elevation AA
1 : 250



2 Existing Elevation BB
1 : 250



1 Existing Elevation CC
1 : 250



2 Existing Elevation DD
1 : 250



2 Elevation AA
1 : 100



1 Elevation BB
1 : 100



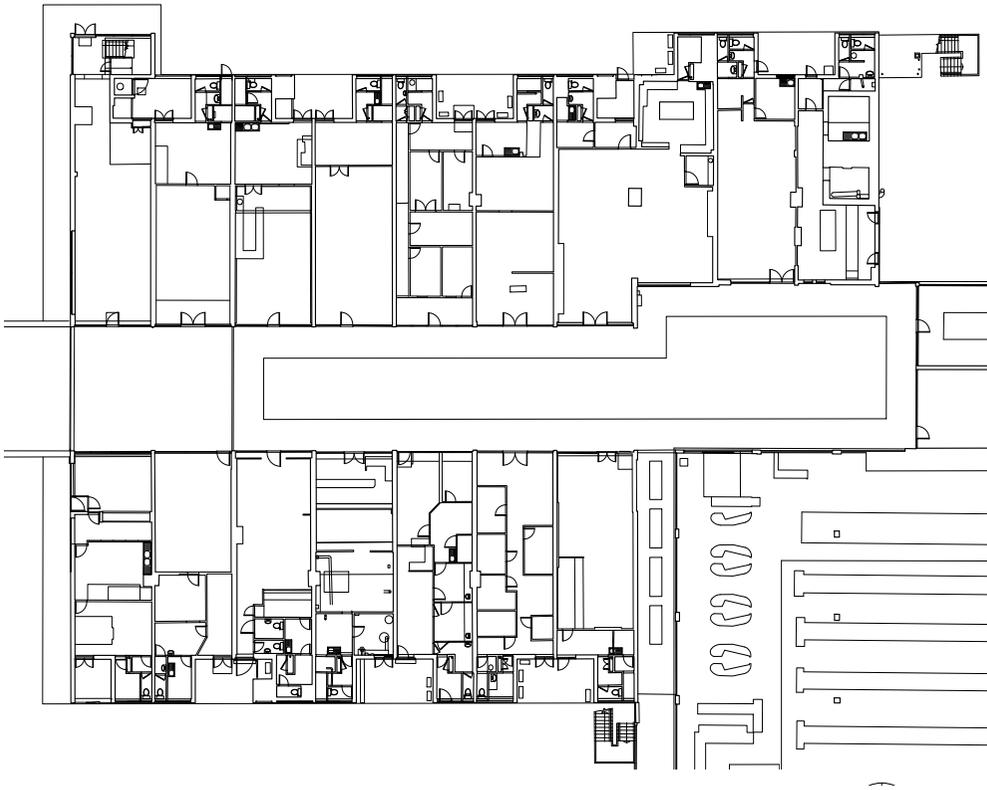
1 Elevation CC
1 : 100



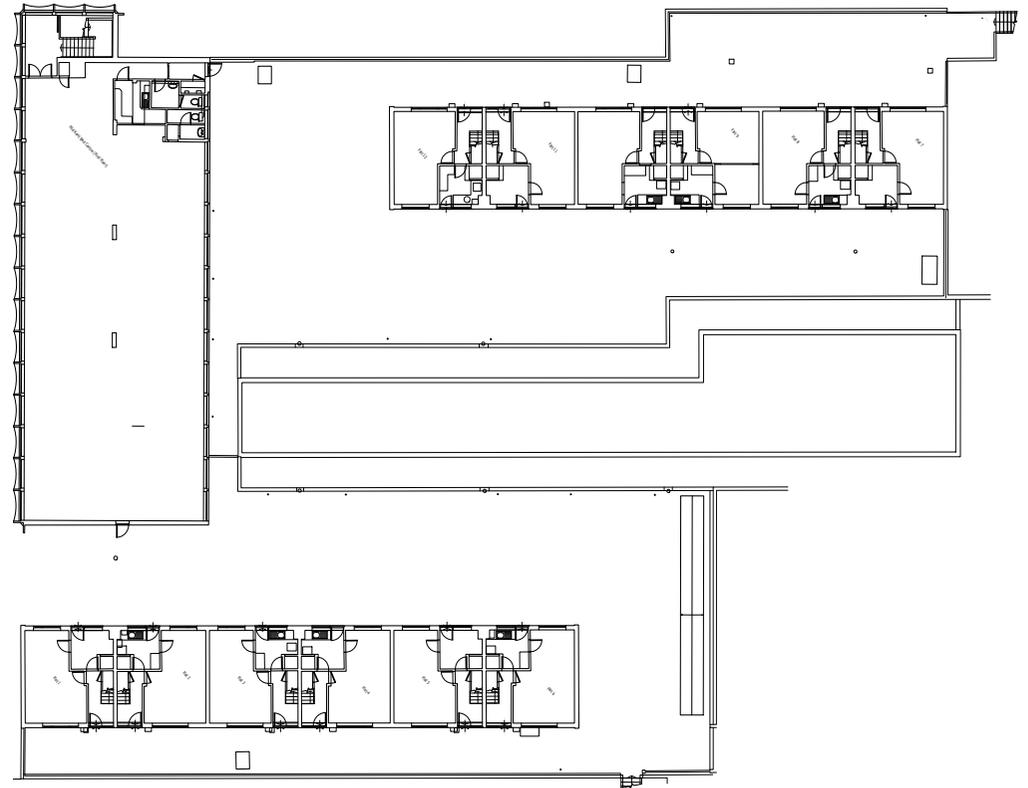
3 Elevation DD
1 : 100



Existing Ground Floor



Existing First Floor

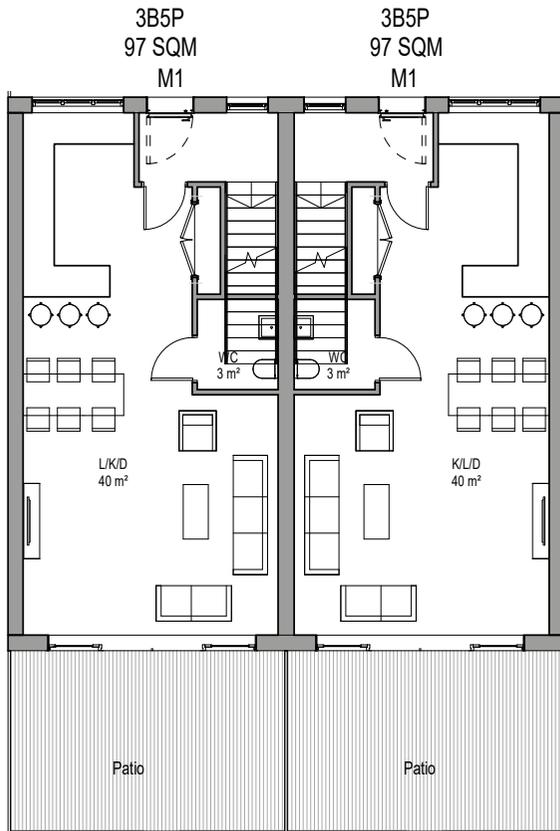




Maisonette 1

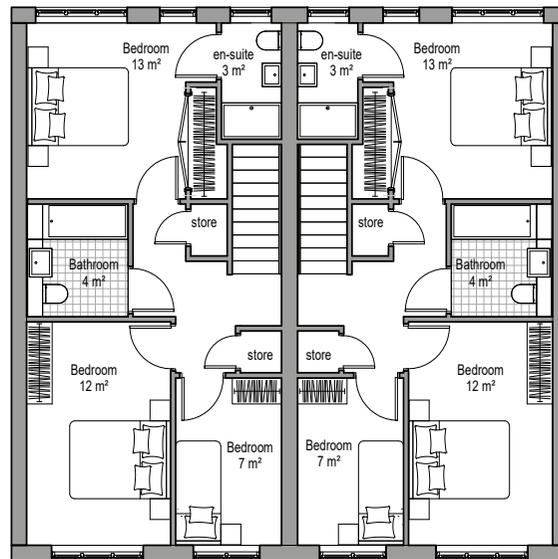
Maisonette 2

Maisonette 3



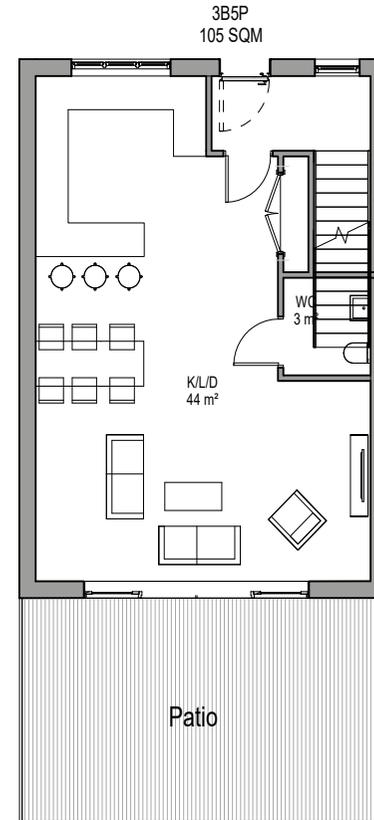
1 LEVEL 01 - Callout 1
1: 100

Name	Sq.ft	Sq.m
Plot M1	1,044	96.9



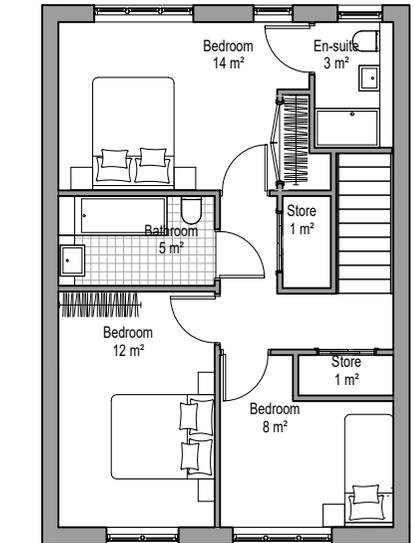
2 LEVEL 02 - Callout 1
1: 100

Name	Sq.ft	Sq.m
Plot M2	1,044	96.9



LEVEL 01 - Callout 2
1: 100

Name	Sq.ft	Sq.m
Plot M3	1,130	104.9



1 LEVEL 02 - Callout 2
1: 100

M MID KENT SHOPPING CENTRE



LOCATION

The proposed development is located within close proximity to the Mid Kent shopping Centre, just off the A20 London Road, anchored by Waitrose in the busy residential suburb of Allington, just 2.5 miles West of Maidstone Town Centre.

Allington is a densely populated suburb of Maidstone with excellent schools attracting plenty of families surrounding the hub of the Mid Kent Shopping Centre.

Maidstone itself, as the County Town of Kent, offers a wide range of amenities that you would expect of the County Town and has direct train services to London in under 1 hour. The property is conveniently located within 1 mile of Junction 5 of the M20 motorway.

EXISTING FLAT AREAS

840 sq.ft (78 sq.m)

PASSING RENT

£81,000

ERV

£82,800

ERV (INCLUSIVE OF BUILT OUT DEVELOPMENT)

£124,800

SERVICE CHARGE

Circa £1,032 per unit

BUILDING INSURANCE

£560 per unit

TENURE

Leasehold (150 years)

DEVELOPMENT SIZE

3,218 sq.ft (298.9 sq.m)

PRICE

£1,220,000

PLANNING

Planning reference number E22/502745

M

LCP.
part of M^{Core}



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**Average data taken from research carried out between 7th to 15th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.