



Investment with Exciting Development Opportunity. 100% prime pitch with an outstanding covenant let at £250,000 p.a.

## **Description**

### **Key Information**

- Freehold investment with excellent covenant
- Pre-App supporting significant residential development and/or supported housing
- Site area of 0.4 acre
- Pedestrianised town centre location

### **Tenancy**

The property is let entirely to WH SMITH RETAIL HOLDINGS LTD. until 23rd June 2025 at a current passing rent of £250,000.

### **Description**

The property comprises a total area of: 2,050 sq m (22,066 sq ft)

### **Development Potential**

See the computer generated image of the potential rear redevelopment stp. Further development feasible over front and rear of the site.

### **Location**

Maidstone, the county town of Kent, is located about 40 miles southwest of Central London. The town enjoys excellent communications, being within 2 miles of junctions 6 and 7 of the M20 Motorway, which links to the M25, as well as having regular rail services to London. The property is located on the west side of Week Street, close to its junction with Earl Street and an entrance to the Fremlin Walk Shopping Centre. Occupiers close by include Primark, Bill's, Marks & Spencer, Co-op, Poundland, Ann Summers, Pandora, EE, The Carphone Warehouse, Côte and Specsavers, amongst many others.