



James ashley
commercial
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17-21 Pudding Lane & 2-4 Medway Street | Maidstone | Kent
MIXED-USE FREEHOLD INVESTMENT

- unique fully let opportunity with secure cash flow
- 5 shops & 42 Flats (fully let)
- total: 2,671.75 m² (28,759 ft²) approx.
- combined income: £530,000 pa
- offers in the region of £8.25m freehold
- flats held under separate long leasehold titles
- potential to sell off individually - break up value circa £10m

DESCRIPTION

Mid terrace mixed use building arranged over the basement, ground, first, second, third and fourth floors, with a small rear car park. There are 3 commercial units on Pudding Lane and 2 on Medway Street, all with rear access/loading.

The upper floors comprise a mixture of 1 and 2 beds with penthouses on the upper levels, which have all been finished and maintained to a high standard with quality fixtures & fittings. Planning permission has been approved for an additional 4 flats - further information provided on application.

LOCATION

Situated in the centre of Pudding Lane near Medway Street, between the High Street and Earl Street, close to Fremlin Walk and Week Street, in the town centre of Maidstone.

Neighbouring occupiers include; Prezzo, Wildwood, Hidden Hearing, Pizza Express, Five Guys, Martin & Co, Kent County Football Association, Warhammer, Optimax, together with a good mix of other independent and local traders.

Maidstone East mainline railway station is within walking distance, providing services to London Victoria, London Blackfriars, Ashford International and Ramsgate. There are also buses serving the area, located on Station Road and High Street nearby.

TENURE

Freehold, with the benefit of 5 commercial leases on the ground floor and basement.

The flats above are all let out on Assured Shorthold Tenancies, with potential to increase the current income by implementing the residential planning permission.

FURTHER INFORMATION

Contact the vendors sole selling agents: -

Ashley Brudenell or James Stefanopoulos

