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## 9 High Street, Lenham, Maidstone, Kent. ME17 2QD.

Guide Price £300,000 Freehold

### Property Summary

**\*\*GUIDE PRICE- £300,000- £325,000\*\***

"I really relish the opportunity of selling properties like this. With so much potential, it is great to then see what a purchaser does with it". - Philip Jarvis, Director.

A Grade II listed commercial/residential property in the centre of Lenham.

Arranged over four floors, currently there is a large ground floor retail space made up of two areas plus a large basement area. A further ground floor room along with the first and second floor were previously used as office space but full planning permission has now been obtained to convert this area to residential use. Currently though the property has an A1 retail use on the ground floor and basement and a B1 usage for one office on the ground and offices on the upper floors.

The retail area is in good condition but the office space does require both modernisation and improvement. The office space could be accessed from the retail area but does have a separate entrance to one side of the building. There is one room to the ground floor plus three rooms, kitchen area and cloakroom to the first floor and finally three attic rooms on the second floor.

There is also a courtyard area to the rear to include a large storeroom which was formerly a scullery, an outside WC for the retail area and two other storage areas.

Centrally located, just off Lenham Square, the property is ideally positioned for the bustling village. Lenham is a growing village with a wide range of amenities to include a well balanced mix of shops, cafes and a railway station. The M20 motorway is approximately five miles away at Leeds.

An internal viewing comes highly recommended to fully appreciate the full potential of this property. Either as an investment, or someone looking to make this property their home with a potential business twist.

### Features

- GUIDE PRICE £300,000-£325,000
- Substantial Ground Floor Retail Space
- Suit A Variety Of Possible Uses
- Central Village Location
- EPC Rating(Non Domestic Building): C59
- Commercial/Residential Opportunity
- Ideal Investment Opportunity
- First & Second Floor Require Extensive Moderisation
- Courtyard Garden
- Council Tax Band: Currently Not Applicable

## **Retail Area**

### **Main Area**

25' 1" x 16' 6" narrowing (7.638m x 5.026m) Two large windows to the front. Window to the rear. Brick fireplace. Storage cupboard. Exposed brickwork and beams. Laminate floor.

### **Side Room**

13' 4" x 12' 1" into bay (4.0690m x 3.692m) Square bay window to front. Ornate fireplace with two storage cupboards to either side. Door to inner lobby and basement.

### **Kitchen**

5' 3" x 4' 0" (1.601m x 1.223m) Door to rear. Stainless steel sink unit. Boiler. Hot water heater. Blocked up door to ground floor office room.

### **Office Area**

#### **Entrance Door (accessed off side alley) To**

#### **Ground Floor Office**

15' 6" max into recess x 12' 5" (4.718m x 3.796m) Window to side. Three cupboards. Stairs to first floor.

### **First Floor**

#### **Landing**

Sash window to front. Radiator. Stairs to second floor.

#### **Office Room One**

15' 1" x 13' 0" (4.602m x 3.973m) Windows to side. Radiator. Stairs to attic room three.

#### **Office Room Two**

12' 11" x 12' 4" (3.949m x 3.767m) Sash window to front. Radiator.

#### **Office Room Three**

10' 0" x 9' 6" (3.058m x 2.906m) Sash window to front. Radiator. Two cupboards.

## **Kitchen Area**

11' 5" x 6' 6" (3.480m x 1.991m) Sash window to rear. Base and wall cupboards. Stainless steel sink unit. Two cupboards, one housing boiler.

### **WC**

Half frosted window to rear. Low level WC. Pedestal hand basin.

## **Second Floor**

### **Attic Room One**

12' 7" x 9' 1" max into roof space (3.843m x 2.766m) Window to front.

### **Attic Room Two**

10' 4" x 9' 1" max into roof space (3.156m x 2.766m) Window to front.

### **Attic Room Three**

(Accessed off office room one) Window to rear.

## **Basement**

Two rooms measuring 3.650 x 2.952 and 2.940 x 2.935. Accessed via the inner lobby of the retail area. Lighting. Shelving. Brick floor.

## **Exterior**

### **Courtyard**

The rear Courtyard accessed via side alley and also from the rear of the retail unit. There are four storage areas. The largest measuring 12' 6" x 8' 6" was formerly a scullery and a sink remains. There is also an outside cloakroom that was previously used by the retail space. There are two further storage areas including what was an additional outside WC.

### **Agents Note**

1. The property is Grade II listed.
2. There is planning permission to convert the office space to residential use. The reference of the Maidstone Borough Council planning portal is (23/505740/LBC) and (23/5057739/FULL). This was granted in 2024.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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