

# 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**

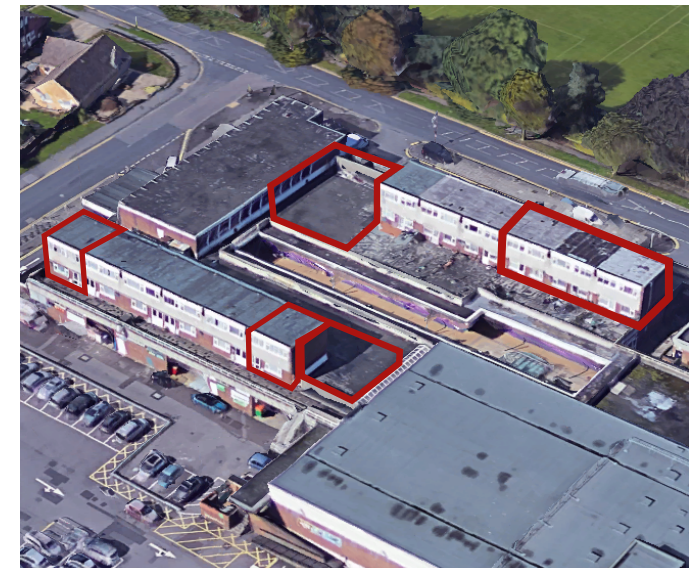
Maidstone  
Kent  
ME16 0PU

**LCP**  
part of MCore





- 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



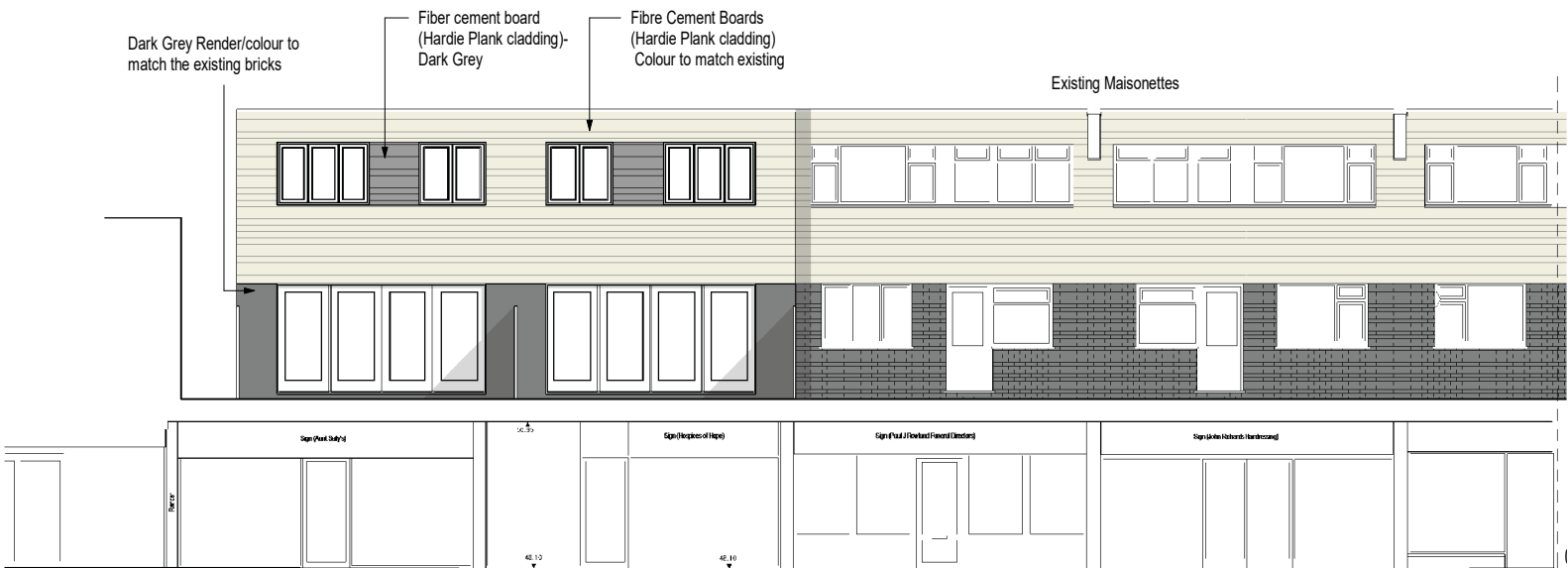
2

**Existing Elevation DD**

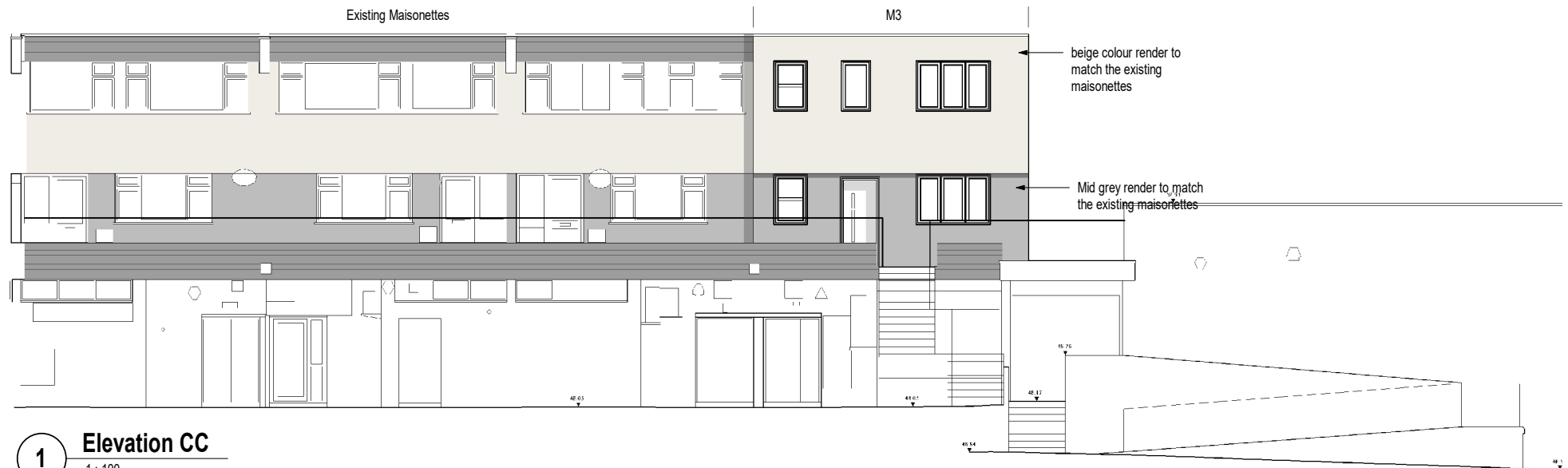
1 : 250



2 **Elevation AA**  
1 : 100

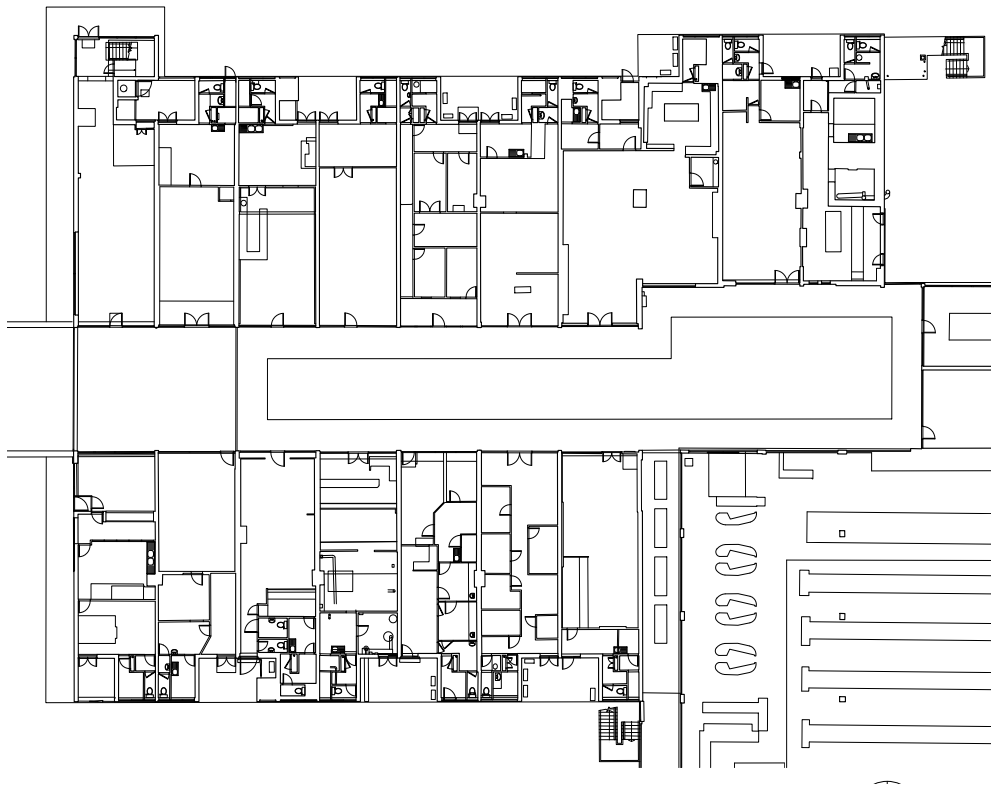


1 **Elevation BB**  
1 : 100

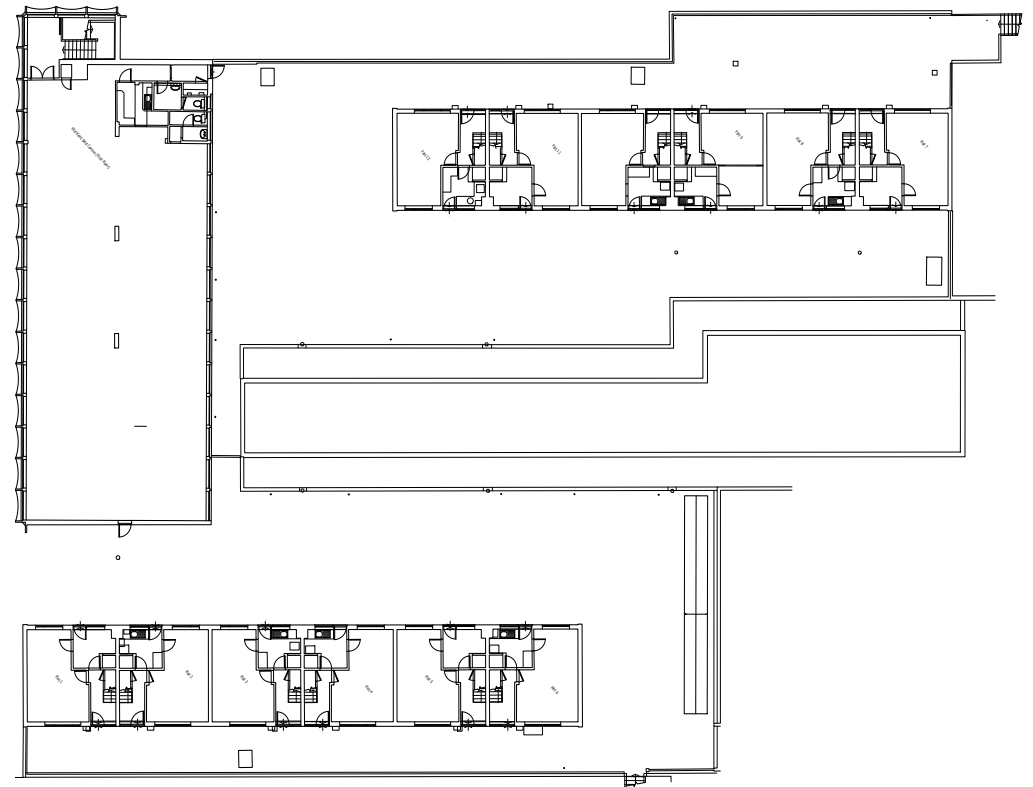




Existing Ground Floor

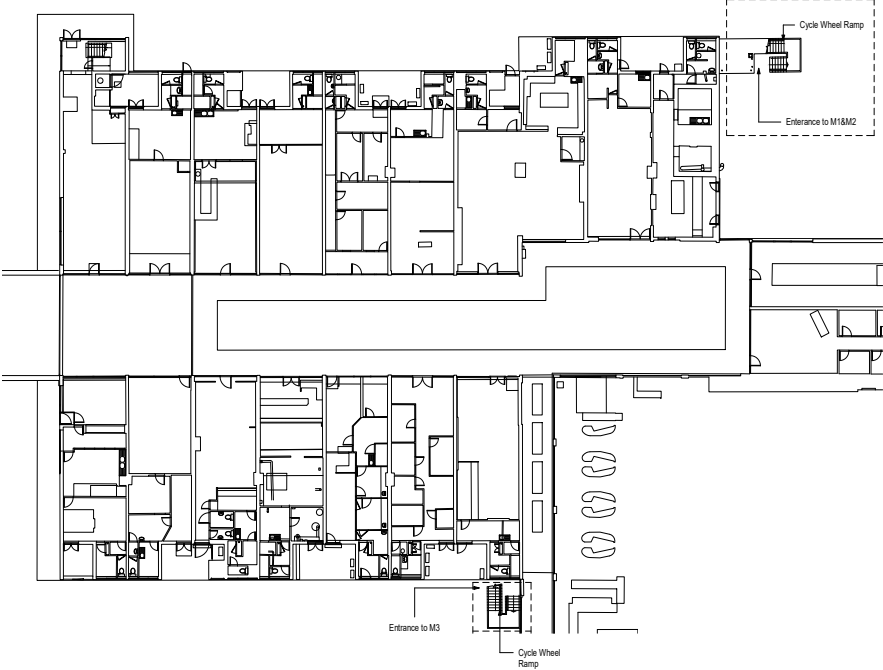


Existing First Floor

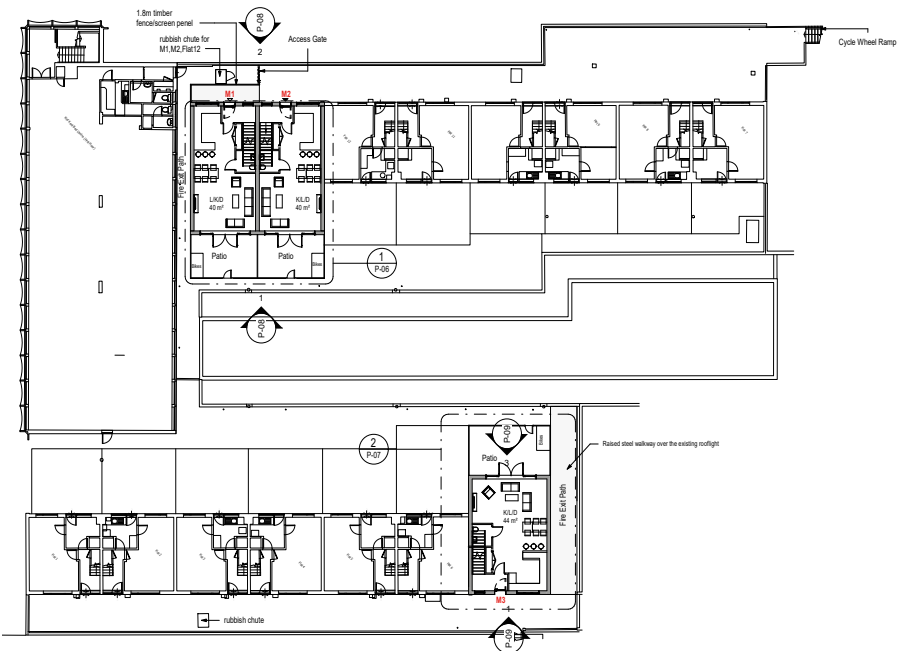




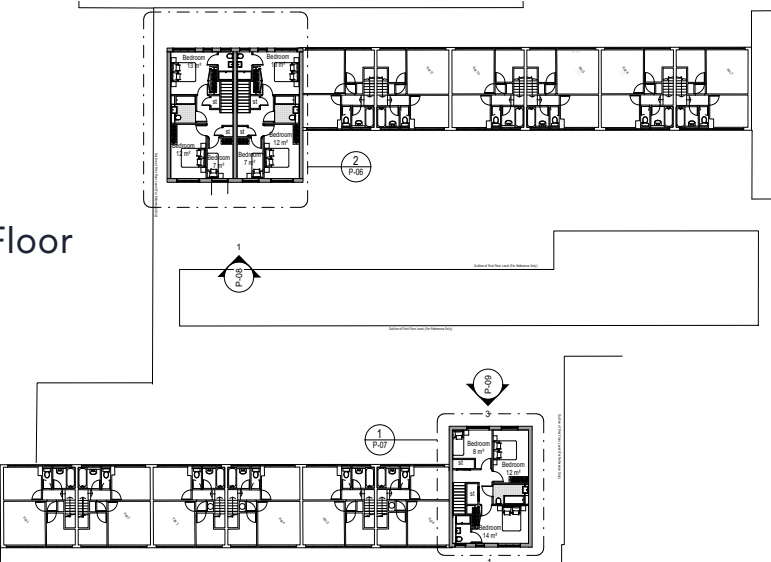
Proposed Ground Floor



Proposed First Floor

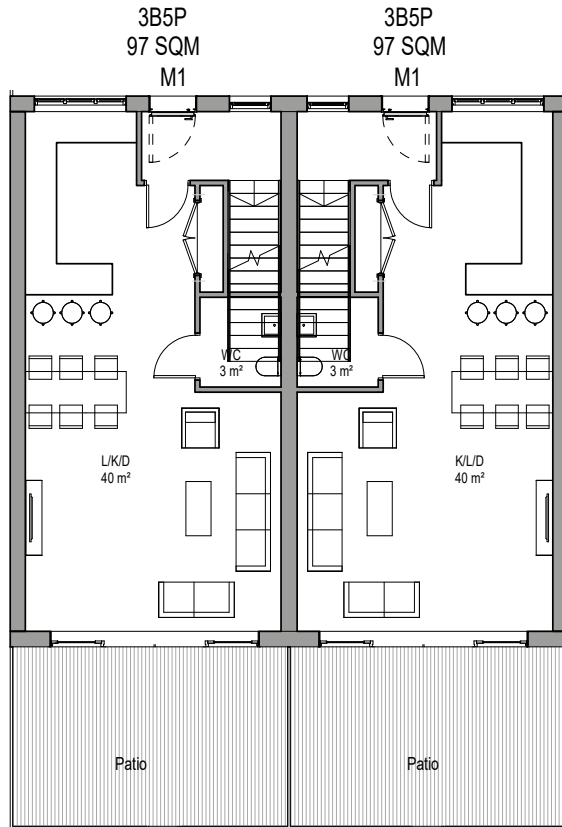


Proposed First Floor

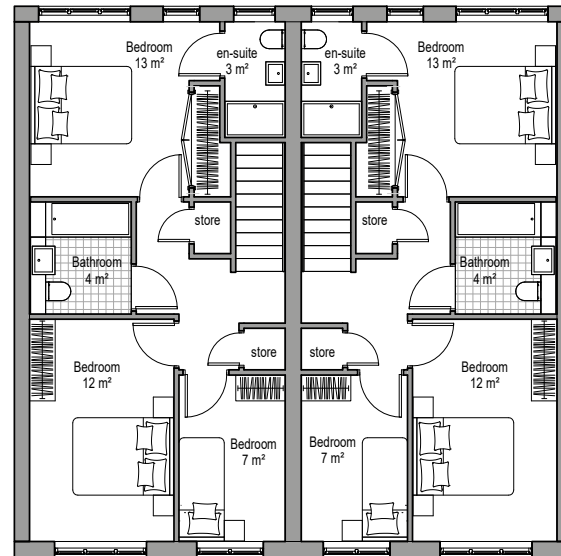




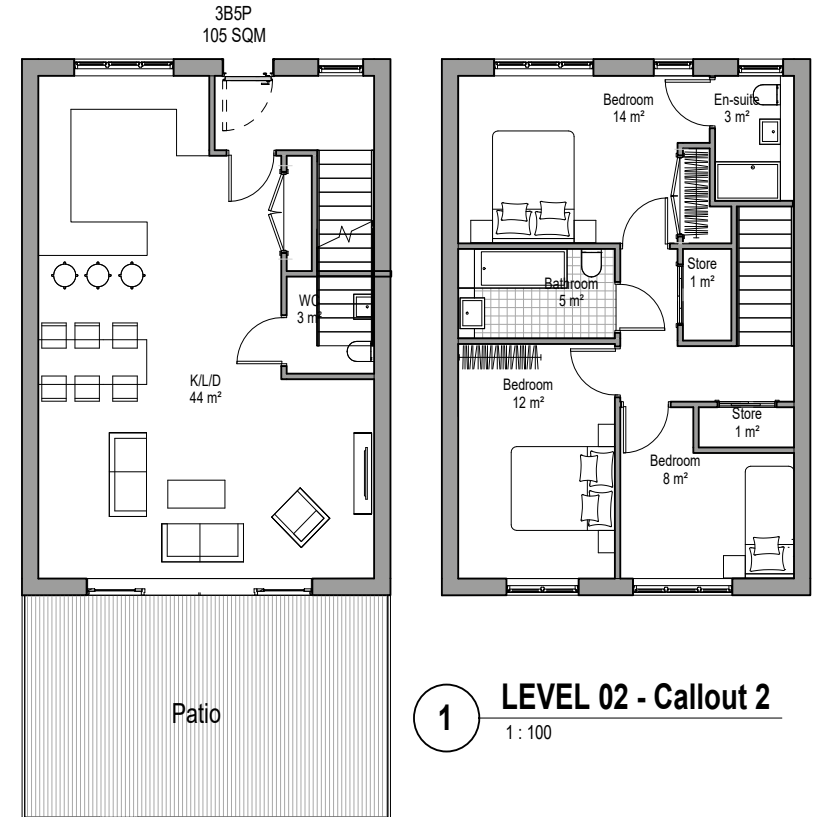
Maisonette 1



Maisonette 2



Maisonette 3

2 LEVEL 02 - Callout 1  
1 : 1001 LEVEL 02 - Callout 2  
1 : 1001 LEVEL 01 - Callout 1  
1 : 100

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

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



### 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



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\*\*Average data taken from research carried out between 7th to 15th February 2018, where car 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.