12, Forstal Road, Aylesford, ME20 7AU

Guide Price £240,000

About this property.....

Bluebell Estates are pleased to offer this office (with B1 use) and a self-contained, separately accessed 1 bedroom, 2-storey maisonette above. The ground floor has recently been used as an Accountancy office and we believe prior to this it was used as a shop so there may be potential for that usage subject to the usual consents being obtained. The property is being offered as a whole but the maisonette and office are rated separately for council tax and business rates respectively. There is a small courtyard style garden to the rear and the property is conveniently situated for the 2 car parks at the entrance of the village.

Situation.....

We love Aylesford village. How can you not? It has a great community spirit, some really interesting historic properties and many places to eat and drink! Our favourite eatery has to be The Hengist; a recently refurbished restaurant, bar and brasserie with a lovely al-fresco terrace. The Chequers is a more traditional pub which serves food and has a wonderful riverside terrace. You can also enjoy a light bite inside or outside at The Village Pantry, or at weekends for a friendly and cosy meal Sherlocks is worth a try, or perhaps a pint and a bite to eat in The Bush, public house. There are lovely riverside walks, walks through the neighbouring farmland and just on the edge of the village is The Friars; an ancient religious house open to the public with a cafe, farmers market and peaceful gardens. There is a small primary school in the centre of the village and further primary school just outside the village, both of which were rated as good in the latest Ofsted report as well as a secondary school in the wider Aylesford area. You are spoilt for choice when it comes to shopping, with an M & S foodstore, Sainsburys and an Aldi just up the road. Commuters are well served with London services (changing at Strood) from Aylesford station and you've got access to both the M2 and M20 nearby. If this isn't enough then the County Town of Maidstone is just 4 miles away and has a multitude of retail, educational and recreational facilities.

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Useful Information.....

The maisonette is known as 12A and is council tax band C.
The ground floor offices have were granted B1 Use from 2000 and been occupied as an Accountants office. We believe it was previously used as a shop.
The current rateable value for the ground floor is £4450 per year.
Any enquiries relating to change of use or conversion to residential should be directed to Tonbridge and Malling Planning Department via their switchboard: 01732 844522
It should be noted that the property is situated in a conservation area so permitted development rights will not apply.

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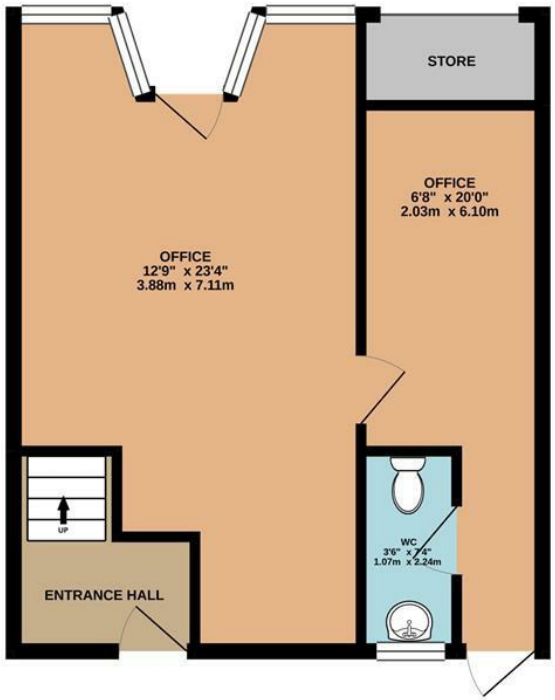
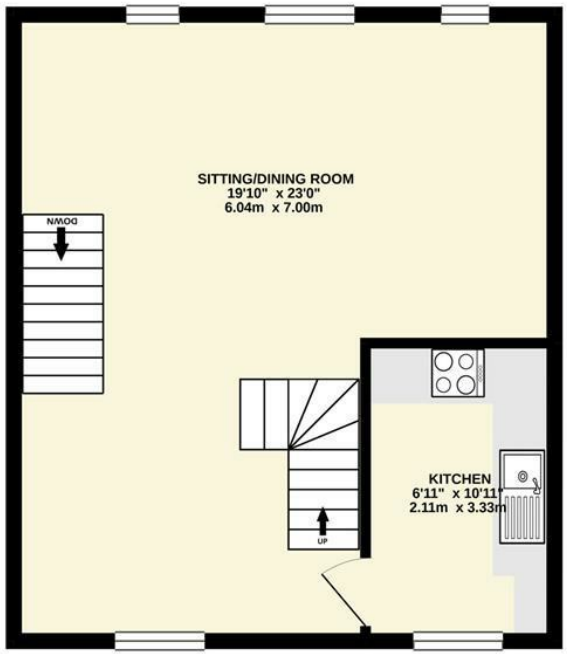
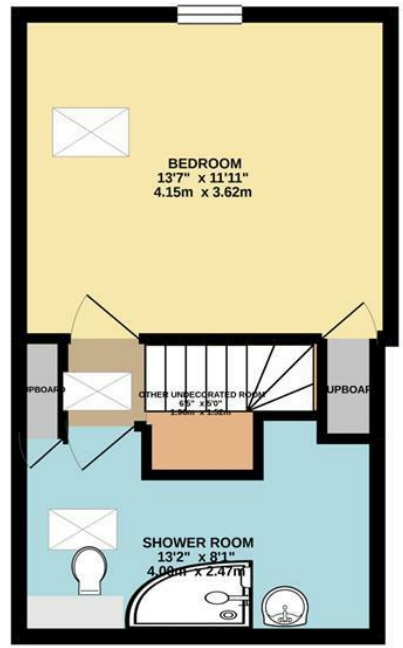
GROUND FLOOR - OFFICES
440 sq. ft. (40.9 sq. m.) approx.



1ST FLOOR - MAISONETTE
455 sq. ft. (42.3 sq. m.) approx.



2ND FLOOR - MAISONETTE
305 sq. ft. (28.3 sq. m.) approx.



TOTAL FLOOR AREA : 1200 sq. ft. (111.5 sq. m.) approx.

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.
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Agents Notes
Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.

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