

Stafford Perkins

CHARTERED SURVEYORS

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Workshop with Office/Showroom at Ninn Farm, Ninn Lane, Great Chart, Ashford, TN23 3DA



**WORKSHOP with OFFICE/SHOWROOM
PREMISES**

TO LET



- New Lease Available from February 2022
- Rural Location
- Approximately 2,000 sq.ft.
- Roller Shutter Door
- Yard Parking
- No Motor Trade

Rent: £17,500 per annum exclusive

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

This property is located at Ninn Farm in Great Chart. It fronts on to Ninn Lane, being on its southern side at Ninn Lodge Farm which is approximately three quarters of a mile north of Great Chart village and some two miles west of Ashford. Ninn Farm is located in a predominantly rural area and main access is through the village of Great Chart.

Great Chart itself is a picturesque village of approximately 1,000 inhabitants and sits on the periphery of Ashford, one of Kent's designated growth centres.

Ashford currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

This former agricultural granary is part of a small development of six business units and would suit a variety of uses. The building is of concrete portal frame construction and has been timber clad to provide a workshop of approximately 1,300 sq.ft. with further office/showroom accommodation of some 640 sq.ft.

Externally the unit benefits from immediate frontage on to Ninn Lane as well as having a small area of yard car parking to the rear. There is additional shared parking for cars and light vehicles on site.

The premises will be available from February 2022 although earlier occupation may be possible by arrangement.

ACCOMMODATION

Workshop/Warehouse: 1,300 sq.ft.

Showroom/Office: 640 sq.ft.

Plus WCs.

SERVICES

Mains water and electricity including a 3-phase supply are connected to the premises. Drainage is to a private System.

BUSINESS RATES

The premises are assessed at a rateable value of £9,100. The uniform business rate multiplier for the year 2021/22 is 49.9p and Small Business Rate relief of 100% is available for qualifying occupiers.



TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £17,500 per annum.

LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Efficiency Rating of 90 (Band D). Full certificate and report available on request.

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk