

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

First Floor Offices, 17 Bank Street
Ashford, Kent TN23 1DF



1,700 SQ.FT. TOWN CENTRE OFFICE PREMISES

TO LET

- 2 Car Parking Spaces
- Available January 2022
- Town Centre Location
- Two separate Staircases

Rent: £20,000 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 on the eastern side of Bank Street on its junction with Tufton Street in the centre of Ashford.

Ashford, one of Kent's designated growth centres, 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

The building is of solid brick construction under a slate roof and the first floor offices benefit from two separate staircases and comprise some 1,685 sq.ft. of accommodation in four main office areas along with a kitchen, store and WC facilities. Additionally there are two car parking spaces in a covered car park to the rear, shared with the ground floor lock-up shop.

ACCOMMODATION

Rear Office:	581 sq.ft.
Office:	156 sq.ft.
Kitchen:	119 sq.ft.
Store:	94 sq.ft.
Office	162 sq.ft.
Front Office:	<u>573 sq.ft.</u>
	1,685 sq.ft.

Plus M/F WCs

2 Car Parking Spaces



SERVICES

All main services are connected to the premises.

BUSINESS RATES

The premises have a rateable value of £18,250.

The uniform business rate multiplier for the year 2021/22 is 49.9p.

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 £20,000 per annum exclusive.

LEGAL COSTS

The tenant is to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Efficiency Rating of 76 (Band D).

Certificate and Report can be viewed when available at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING

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

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.