

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Basement, 11 New Street
Ashford, Kent, TN24 8TN



TOWN CENTRE BASEMENT OFFICE WITH STORE

TO LET

- Office 150 sq.ft.
- Store 130 sq.t.
- Immediate Availability
- New lease available

Rent: £7,800 per annum exclusive

STAFFORD PERKINS

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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 southern side of New Street, just east of its junction with Gilbert Road in the heart of Ashford's north-west pedestrianized area and not far from one of the entrances of the Park Mall Shopping Centre. New Street and Castle Street join the main pedestrianized High Street opposite Marks & Spencer and there is a variety of other established local traders nearby.

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

This mid terraced property provides basement, office and storage accommodation of approximately 400 sq ft. It has recently been refurbished and now provides a rear store of some 236 sq ft with front office of some 151 sq ft and lobby of 29 sq ft and separate WC. Externally, but still under cover is a bin/bike store of some 21 sq ft.

ACCOMMODATION

Rear Store	236 sq ft
Front Office	151 sq ft
Lobby	29 sq ft
Bin/Bike Store	21 sq ft

SERVICES

Mains water and electricity are connected to the premises.

BUSINESS RATES

The premises have a rateable value of £950. Small Business Rate relief is available for qualifying tenants. The uniform business rate multiplier for the year 2018/19 is 48p.

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 £7,800 per annum exclusive.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' reasonable legal costs.

ENERGY PERFORMANCE CERTIFICATE

The premises are too small to require an EPC certificate.

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.