

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

32 High Street,
Ashford, Kent, TN24 8TE



TOWN CENTRE RETAIL PREMISES

TO LET

- Ground Floor Sales Area 600 sq.ft.
- Remaining ground floor sales area/storage 500 sq. ft.
- Prominent central location close to McDonalds
- New lease available

Rent: £16,000 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 northern side of the lower High 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

This mid-terraced building is Grade II listed and predominantly of timber framed construction, having brick elevations under a peg tile roof. It has been added to over the years with a fairly recent brick built flat felt roof, single storey extension to the rear. The lock-up ground floor retail unit totals a little over 1,100 sq ft, comprising main sales area with various areas of internal storage and WC accommodation, it has most recently been trading as a hair and beauty salon.

ACCOMMODATION

Ground Floor

Sales Area	608 sq ft
Ancillary Storage	513 sq ft plus WC

SERVICES

Mains water and electricity are connected to the premises.

BUSINESS RATES

The premises have a rateable value of £16,750.

The uniform business rate multiplier for the year 2021/22 is 49.9p. We understand that 100% business rate relief is available for the year 2021/22, however, we would advise prospective tenants to obtain confirmation from the local authority to satisfy themselves.

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 £16,000 per annum exclusive.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of 58 (Band C). Full report available upon 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