

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

7 New Street  
Ashford, Kent TN24 8TN



**TOWN CENTRE BAR/CLUB PREMISES**

**TO LET**

- 1,547 sq.ft.
- Ground Floor bar with upper floor kitchens
- New lease available
- Town Centre location

**Rent Sought: £25,000 per annum**

**STAFFORD PERKINS**

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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

No 7 New Street is located on the southern side of New Street, mid-way between the junctions with Gilbert Road and Castle Street. New Street itself joins the town's inner ring road at the Somerset Road/Forge Lane junction just north-west of the town centre. The property is close to the Park Mall shopping centre and the busy High Street.

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 is a mid-terrace building on three storeys, with a bar/nightclub premises on the ground and lower ground floors, ladies and gents WCs on the first floor and kitchen and storage areas on the second floor.

## ACCOMMODATION

### Ground Floor

Lobby	66 sq.ft.
Main Bar Area	1,133 sq.ft.
Lower Bar Area	380 sq.ft.

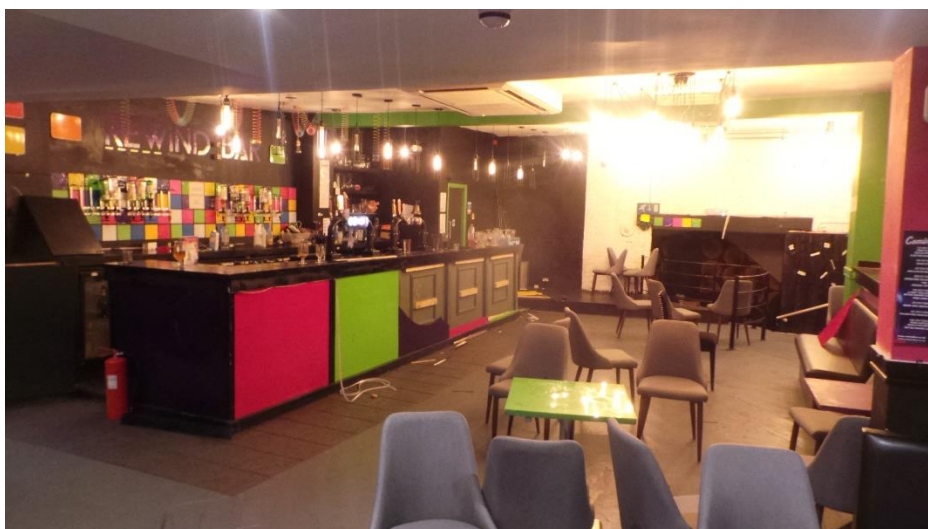
<u>First Floor</u>	WC Facilities
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### Second Floor

Manager's Office	75 sq.ft.
Kitchen	293 sq.ft.

## SERVICES

All main services are connected.



## BUSINESS RATES

The premises have a rateable value of £21,500.

The uniform business rate multiplier for the year 2022/23 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 £25,000 per annum.

## PREMIUM

A premium of £25,000 is being sought for the benefit of the A4 planning consent and current fit-out.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 87 (Band D).

Certificate and Report can be viewed at <https://find-energy-certificate.service.gov.uk/energy-certificate/0230-0338-5319-8700-1096>

## 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.