

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

10/12 Middle Row
Ashford Kent TN24 8SQ



850 sq.ft. CENTRALLY LOCATED RETAIL PREMISES

TO LET

- Prominent central location
- Use Class E (Incorporating former A1, A2, A3 uses)
- Triple aspect frontage

Rent: £15,000 per annum exclusive

STAFFORD PERKINS

11 Park Street, Ashford, Kent TN24 8LR

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 in the heart of Ashford's pedestrianised area, in the centre of Middle Row and benefiting from a high pedestrian flow to three elevations.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 64,000 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 period timber framed building has brick elevations under a peg tiled roof. The ground floor provides over 700 sq.ft. of sales accommodation with basement storage of a little over 180 sq.ft. The accommodation has most recently been utilised as a barber shop. There is a WC in the basement area along with further storage accommodation.

ACCOMMODATION

Ground Floor:	Sales Area:	721 sq.ft.
Basement:	Rough Storage/WC	182 sq.ft.

SERVICES

All mains services are connected.

BUSINESS RATES

The rateable value from 1st April 2023 is £13,500 and the uniform business rate multiplier is 49.9p for the year 2023/24. Qualifying tenants will get 50% Small Business Rate Relief.

TERMS

The premises are available by way of a new fully repairing and insurance lease, the terms of which are negotiable. The rent to be £15,000 per annum.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed as having an energy efficiency rating of 67 (Band C). Full certificate and report available on request.

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 prospective tenants.

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.

