

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Site of Former Prince Albert Public House

109 New Street, Ashford TN24 8TP



Areas subject to measurement on site upon completion, currently scaled from drawings.

PROMINENT GROUND FLOOR RETAIL/OFFICE ACCOMMODATION CLOSE TO TOWN CENTRE

TO LET

- 730 sq ft plus kitchen & WC
- Loading bay
- Immediate Availability
- New lease available

Rent Sought: £15,000 Plus VAT per annum

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 to be prominently located on the roundabout at the junction of New Street, Magazine Road and Chart Road (A292) and will be virtually opposite the Roman Catholic Church. This is an extremely good location approximately ¼ mile north east of Ashford town centre and will benefit from extremely good visibility/prominence.

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 now some 38 minutes distant via HS-1.

DESCRIPTION

This lock-up/studio accommodation forms part of a new 5 storey apartment building comprising some 14 x 2 bedroom flats with this commercial space being available on the ground floor, all being granted under application 17/01118/AS. There is a planning restriction on the ground floor commercial unit which limits the delivery and opening hours to Monday – Saturday 7.30 am – 6.30pm and Sundays 9am - 5pm. The premises to remain closed on Public Holidays.

It is proposed that the accommodation be finished to a "shell" specification to include an aluminium and glazed shop front. Planning consent for A1, A2, A3 and B1 Uses have been granted and accordingly a variety of occupiers are potentially possible. Whilst the premises do not benefit from any designated car parking space, there is a loading/unloading bay for the property's sole use in addition to a rubbish storage facility. The accommodation will be rectangular in shape and will also benefit from a small kitchen area and WC facility.

ACCOMMODATION

Retail/Studio space	730 sq ft
Kitchen	50 sq.ft
Plus WC.	

SERVICES

We are advised that all main services will be connected to the premises.

BUSINESS RATES

The premises have a Rateable Value of £15,000. The uniform Business Rate Multiplier for the year 2023/24 is 49.9p.

TERMS

The premises will be available by way of a new fully repairing and insuring lease, the terms of which are negotiable. A rent in the order of £15,000 plus VAT is being sought on an exclusive basis.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

To be advised upon completion of the building.

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.

