

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

New Café Premises Victoria Park, Ashford, Kent TN23 4QD

W3W: poem.dose.label



Artist's Impression

PURPOSE BUILT CAFÉ PREMISES IN PARK LOCATION **TO LET**

- Circa 780 sq.ft.
- Ready Summer 2023
- New lease available
- Within Community Hub building

Rent Sought: £15,000 per annum

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

Victoria Park is located just half a mile south of Ashford town centre, bordered to the north by the Great Stour river, and accessed via Jemmett Road to the south-east. It is Ashford's largest open space and is popular year-round with local residents and visitors.

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 newly built café forms part of a community hub style building which also houses a play area, community room, toilets and changing facilities. The café provides approximately 600 sq.ft. of accommodation divided into a seating area, kitchen/servery and kitchen store, and will be finished to a basic specification. Full details on request.

Externally there is an area of hardstanding for outdoor seating of circa 1,700 sq.ft. It is anticipated that the scheme will be ready for occupation by the summer of 2023.

ACCOMMODATION*

Seating area	498 sq.ft.
Kitchen/servery	207 sq.ft.
Kitchen store	68 sq.ft.
	773 sq.ft.
Plus WCs	

*Areas scaled from plans and will be confirmed upon completion of construction.

SERVICES

It is anticipated that all main services will be connected to the premises.

BUSINESS RATES

The premises will be assessed for business rates upon completion.

The uniform business rate multiplier for the year 2023/24 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 £15,000 per annum.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises will need to be assessed upon completion although it is anticipated that a band B will be achieved.

Certificate and Report can be viewed when available at <https://find-energy-certificate.digital.communities.gov.uk/>

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.