

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Kingsnorth Recreation Centre, Field View, Kingsnorth, Ashford, Kent TN23 3NZ

W3W: oxidation.liners.sketches



GROUND FLOOR FORMER GYM PREMISES WITHIN POPULAR RESIDENTIAL ESTATE

TO LET

- 4,206 sq.ft.
- Could be split
- Shared car park providing plenty of parking
- Immediate Availability/New lease available
- Suitable for occupiers within Use Class E
- "Community Use" restriction

Rent: £46,500 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

Kingsnorth Recreation Centre is located within Field View, a residential estate built in the 1990s/early 2000's. Located just under 3.5 miles south of Ashford Town Centre. The premises is accessible via Avenue Jacques Facheaux Road into Kingsnorth. Take the first exit from the roundabout into Forestall Meadow where Field View is the third roundabout exit. Continue onto Field View until you reach the premises. 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

The accommodation is located on the ground floor within a single storey building of cavity wall construction with hung tile detailing to the upper elevations, under various pitched tiled roofs. The premises comprises of a reception area of just under 300 sq. ft, small office of just under 215 sq. ft, former gym hall of just over 1,205 sq. ft. with a small store of just over 60 sq. ft and changing rooms of 455 sq. ft. There is a rear studio just over 510 sq. ft. and store of just under 30 sq. ft. A side studio of just under 1,460 sq. ft. and storage area of just over 200 sq. ft. Formerly occupied by a gymnasium, the premises is now available and suitable for a variety of occupiers falling into Use Class "E". The accommodation provides a mix of concrete and laminate flooring, air conditioning within the former gym area, Cat II lighting, double glazed windows providing plenty of natural daylight, radiators powered by gas central heating and dado trunking providing power sockets and data cable points for internet access. The main building is shared with Little Acorns Nursery who occupy accommodation to the rear of the building. Externally, there ramps into the property for disabled users and plenty of car parking which is shared with the other occupiers.

ACCOMMODATION

Reception Area:	286 sq.ft. (26.57 sq.m)
Office:	214 sq. ft. (19.88 sq.m)
Former Gym:	1,206 sq. ft. (112.04 sq.m)
Store:	61 sq. ft. (5.66 sq.m)
Changing rooms:	455 sq. ft. (42.27 sq.m)
Rear Studio:	512 sq. ft. (47.56 sq.m)
Store:	27 sq. ft. (2.50 sq.m)
Side Studio:	1,458 sq. ft. (135.45 sq.m)
Store:	201 sq. ft. (18.67 sq.m)
Total:	4,420 sq. ft. (410.62 sq.m)



SERVICES

All main services are connected to the premises.

BUSINESS RATES

The rateable value is split into two assessments of £19,000 for the side studio and £25,750 for the remaining accommodation. In total this equates to a rateable value of £44,750. 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 £46,500 per annum exclusive. Freehold could be available – ask agents for details.

LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises has been assessed as having an Energy Efficiency Rating of 45 (Band B).
A copy of the report is available upon 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 tenants.