

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Yard r/o Former Prince of Wales Public House, 12 New Street, Ashford, Kent, TN24 8UU



RARELY AVAILABLE TOWN CENTRE YARD

TO LET – Daylight hours only

- 2,323 sq. ft. (258 sq. yds)
- Visible from A292 (Somerset Road)
- Suitable for Car Sales
- Town centre location
- Available now
- New lease available

Rent: £9,000 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

This site is located on the northern side of New Street, mid-way between the junctions with Gilbert Road and Castle Street, but has vehicular access via Edinburgh Road (one-way system). New Street itself joins the town's inner ring road at the Somerset Road/Forge Lane junction just northwest of the town centre.

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 site provides level secure concrete hardstanding of some 2,323 sq. ft.

Whilst the yard was formerly used in conjunction with the previous occupier of The Prince of Wales pub, our client is now looking to let it on a stand-alone basis and accordingly it is suitable as a car sales, open storage or other uses, subject to necessary planning consent. There may also be some ancillary storage available.

ACCOMMODATION

Yard area 2,323 sq. ft.

SERVICES

The site does not currently benefit from any services but water and electricity could be made available from our client's adjoining site if so required at an additional cost.

BUSINESS RATES

The site is currently assessed as part of the pub with a rateable value of £15,750. However, this will be amended upon re-occupation. The uniform business rate multiplier for the year 2021/22 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 £9,000 per annum exclusive. **The yard is only available for daylight hours of between 8am-6pm, 7 days a week.**

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

No Energy Performance Certificate is required for this site.

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 or through the website www.commercialleasecodeew.co.uk