

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Ground Floor & Basement, 16-18 North Street,
Ashford, Kent, TN24 8JR



TOWN CENTRE RETAIL/SALON PREMISES

TO LET

- Accommodation totalling 740 sq. ft. (approx.)
- 530 sq.ft. ground floor + 208 sq.ft. basement rooms
- Town Centre location neighbouring Pizza Express

Rent: £12,000 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 property is situated on the eastern side of North Street and is located at the northern end of the street within the pedestrianised area of the town, only a short walk from the High Street.

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/LEASE SUMMARY

This is an attractive mid terraced, three storey Grade II listed building which provides just under 740 sq. ft. of accommodation. Currently configured as a hair and beauty salon, the ground floor provides a main studio area of some 530 sq.ft plus WC whilst the basement of 208 sq.ft. is divided into three separate treatment rooms plus a small kitchen area and store.

ACCOMMODATION

Basement	208 sq. ft.
Ground Floor Shop	530 sq. ft.
Plus WC	

SERVICES

Mains water and electricity are connected to the premises.

BUSINESS RATES

The ground floor shop and basement has a rateable value of £10,250.

The uniform business rate multiplier for the year 2023/24 is 49.9p. Small business rate relief may be available for qualifying tenants.



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 £12,000 per annum exclusive. A service charge of circa £590 per annum is also payable to cover the tenant's share of insurance, pest control and external maintenance of the building.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The ground floor shop has an EPC rating of 84 (Band D). Full report and certificate available from https://find-energy-certificate.service.gov.uk/find-a-non-domestic-certificate/search-by-postcode?lang=en&property_type=non_domestic

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.