

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

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Ashford, Kent TN23 1BE

W3W: jumped.assist.toned



TOWN CENTRE LOCK UP RETAIL PREMISES

TO LET

- 742 sq.ft. of Sales Area
- Separate Office/Kitchen
- New lease available
- Town Centre location

Rent Sought: £25,000 per annum plus VAT

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 located on the west side of Bank Street on the corner adjacent to Middle Street in the heart of Ashford 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 end terrace, brick built building provides sales accommodation on the ground floor with ancillary basement storage. The sales area provides a little under 750 sq. ft. of retail accommodation which is some 14ft wide and 53ft deep, with a little under 9ft glass shop frontage and additionally benefits from a rear side access. Separated from the sales area is a self-contained kitchen and office space. The premises currently has access to shared WC facilities with the neighbouring retail premises. The basement provides a little under 200 sq. ft. of rough storage, there is a service charge applicable for the shared basement storage.

ACCOMMODATION

<u>Ground Floor</u>	<u>sq. ft.</u>	<u>sq. m</u>
Sales Area	742	69
Kitchen	60	5.6
Office	62	5.8
 <u>Basement</u>		
Rough Store	197	18

SERVICES

Mains electric and water are connected to the premises.

BUSINESS RATES

The premises have a current rateable value of £13,000 from 1st April 2023. Therefore, eligible occupiers can claim Small Business Rate Relief. 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 £25,000 per annum plus VAT.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises are to be assessed.

Certificate and Report can be viewed 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.