

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

## First Floor Office, 57 High Street Ashford, Kent TN24 8SG



### TOWN CENTRE OFFICE ACCOMMODATION

#### TO LET

- Central location
- New Lease Available
- £300 per month
- Shared rear entrance from the Churchyard
- Immediate availability

**Rent: £3,600 per annum exclusive**

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**

No 57 High Street is located within the centre of the picturesque town centre backing on to the churchyard, being opposite Boots. It is centrally located within the Middle Row pedestrianised area 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 first floor office is accessed by a shared rear entrance and staircase. It benefits from shared WC facilities on the first-floor landing and comprises one large room of 205 sq. ft. It has recently been re-decorated to a good standard and is ready for immediate occupation.

**ACCOMMODATION**

Office	205 sq. ft.
Shared kitchen	102 sq. ft.

**SERVICES**

Mains water and electricity are connected to the building.

**BUSINESS RATES**

The rateable value is £3,000. Small Business Rate Relief is 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 £3,600 per annum (approx. £70 per week).

**LEGAL COSTS**

Both parties' legal costs to be borne by the ingoing tenant.

**ENERGY PERFORMANCE CERTIFICATE**

The premises are too small to require an Energy Performance Certificate.

**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](http://www.commercialleasecodeew.co.uk)

