

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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

73a High Street, Ashford,  
Kent, TN24 8SF



## RETAIL INVESTMENT OPPORTUNITY

### FOR SALE

- 15 Year lease at £15,000 p.a.
- Ground Floor & Basement 725 sq.ft.
- 2/3 bed flat over sold on long leasehold basis
- Prominent Town Centre location

**Offers Sought in Excess of: £200,000**

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

73a High Street is located on the southern side of the High Street, just east of its junction with Bank Street in the heart of Ashford town centre. This centrally located A1 lockup shop benefits from double fronted window display within the pedestrianised part of the town centre. Formally trading as a lingerie shop, it is now available for a variety of other retail uses, or other use subject to planning consent.

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 can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

This double fronted lockup shop provides some 725 sq.ft. of sales accommodation on the ground floor and basement including kitchen facilities. This has been let on a new 15 year lease at a rent of £15,000 per annum from May 2022. The spacious 2/3-bedroom flat is self-contained and has access to the rear of the property, it has been sold on a long leasehold of approximately 125 years with a peppercorn ground rent and a service charge payable of around £1,200 per annum.

## ACCOMMODATION

### Ground Floor:

Sales Area 387 sq. ft.

### Basement:

Kitchen 51 sq. ft.

Store 29 sq. ft.

Consulting Room 207 sq. ft.

Office/Store 51 sq. ft.

### Upper Floors:

2/3 bed flat

## SERVICES

Mains water and electricity services are connected. It is thought the mains gas is available.

## TENANCY TERMS

We understand that the first and second floor living accommodation has been sold on a long leasehold interest, producing a peppercorn rent only per annum. The ground floor lock-up shop has been let on a new 15-year lease at £15,000 per annum commencing in May 2022 subject to five yearly rent reviews.

## BUSINESS RATES

The retail premises currently have a rateable value of £4,050 according to the Valuation Office Agency website. The uniform business rate multiplier is 49.9p for the year 2023/24.

## TERMS

The freehold interest subject to the above leases is available to purchase, offers are being sought in excess of £200,000.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

The retail premises have an energy efficiency rating of 74 (Band C). The residential premises have an energy efficiency rating of 57 (Band D). Full certificates and recommendation reports available on request.

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.