

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

16-18 North Street,
Ashford, Kent, TN24 8JR

W3WIII spot.police.racing



TOWN CENTRE OFFICE SUITE

TO LET

- Accommodation totalling 218 sq. ft.
- Town Centre location neighbouring Pizza Express
- Nearby Parking at Edinburgh Road Multi Story

Rent: £5,100 per annum exclusive

£425 per Calender Month

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 and nearby parking around the corner (Edinburgh Road Multi Storey).

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

The right hand side office is located on the second floor, the layout of the office is large and square in shape. Access to the office is through a communal entrance. The office suite benefits from carpet tiles, strip lighting, and storage wall. The window provides a pleasant outlook over North Street.

The office also benefits from an intercome entrance system. The WC facilities are located in the common area on the second floor landing and are shared with the other offices.

ACCOMMODATION

Second Floor

Office Front RHS 218 sq. ft.
plus WC

SERVICES

Mains water and electricity are connected to the premises.

BUSINESS RATES

Tenant to be responsible for payment of business rates. The office suite has the following rateable value:

Front RHS Office £1,750
UBR (2022/23) 49.9p

TERMS

This office is available to let at the following rent:

RHS £425 PCM (no VAT)

The rent is payable monthly in advance as is inclusive of electricity, building insurance and water. Tenants will be responsible for payments of business rates, telephone and internet services. The first three months' rent is payable in advance

Deposit Payable – 1 month's rent

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

The ground floor shop has an EPC rating of 84 (Band D). The upper floors have been rated in Band C. Full reports and certificates are 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.

