

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

33 New Rents Ashford, Kent TN23 1JJ

W3W

lower.sober.suffice



TOWN CENTRE RETAIL/SALON PREMISES

TO LET

- 455 sq.ft. ground floor sales area plus 379 sq.ft store
- New lease available
- Town Centre location

Rent Sought: £15,000 per annum

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

New Rents is an extension of the High Street in Ashford, centrally located and close to all amenities. No 33 is in a prominent position and is highly visible from the ring road.

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

The premises are on the ground floor of a detached, three storey building of brick construction with rendered and tile hung elevations beneath a Kent peg tiled roof. Currently fitted out as a hair and beauty salon, the premises would easily lend themselves to other uses, subject to the usual planning consents.

ACCOMMODATION

Retail Sales Area: 455 sq.ft.

Storage Area: 379 sq.ft.
Plus WC

SERVICES

All main services are connected to the premises.

BUSINESS RATES

The premises have a rateable value of £6,200

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 £15,000 per annum.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 73 (Band C).

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.