

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

1-4 Bank Buildings, High Street Elham, Kent CT4 6TD

W3W: every.afternoon.automatic



RETAIL/OFFICE PREMISES

PROMINENT LOCATION IN RURAL VILLAGE

TO LET

- Former Estate Agents Circa 1,100sq.ft.
- Close to Village centre.
- Potential for new lease

Rent passing: £14,250 per annum exclusive.

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

1-4 Bank Buildings is located on the eastern side of New Road, just south of its junction with the High Street and St Mary's Road in the centre of Elham, a picturesque village of roughly 3,000 inhabitants located 11 miles south-east of Canterbury and 7½ miles north-west of Folkestone.

Being located on the main Lyminge-Canterbury road it is a popular and busy village with a large catchment area and is only 13 miles due east of Ashford, benefiting from multiple motorway junctions and the International passenger station.

DESCRIPTION

This single storey building of painted brick construction with rough-cast rendered upper elevations under an artificial slate roof provides a little over 1,100 sq.ft. of accommodation ground floor only. Recently trading as an Estate Agent, it has five main office/retail areas with a rear kitchen and two WCs. It is finished to a good standard throughout the majority of the area, having good quality carpets, window display areas and ceiling spotlights with some glazed partition walls. As previously mentioned the premises were used as an Estate Agent (the old A2 planning consent); however any other 'E' use class, including retail, could be considered.

Externally there is hardstanding to the front of the unit for car parking and loading/unloading.

ACCOMMODATION

Four front offices totalling:	881 sq.ft.
Rear office:	129 sq.ft.
Kitchen:	102 sq.ft.
Plus 2 x WCs.	

SERVICES

Mains water and single-phase electricity are connected to the premises, with heating by electric radiant heaters.

BUSINESS RATES

The premises are assessed as offices and have a rateable value of £5,200.

The uniform business rate multiplier for the year 2024/25 is 49.9p. Occupiers should be able to benefit from Small Business Rate Relief, subject to status.

TERMS

The premises are currently held under a 15 year lease expiring in 2029 at a passing rent of £14,250 per annum. However there are a number of missed rent reviews and accordingly our client is able to assign the balance of this lease to a new tenant subject to status. Alternatively, again subject to status and landlord's consent, a new lease for a longer period could be negotiated.

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 95 (Band D).

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.