

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

1 New Street
Ashford, Kent TN24 8TN

W3W: large.ballots.gold



GROUND FLOOR LOCK-UP SHOP

IN PROMINENT POSITION

TO LET

- Circa 580 sq.ft.
- Air conditioning
- New Lease available
- Available immediately

Rent Sought: £16,500 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

The property is located prominently on the junction of Castle Street and New Street within the pedestrianised area of the town centre, not far from one of the entrances to the County Square shopping centre. New Street and Castle Street join the main pedestrian area of the High Street with many established traders nearby.

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 mid-terraced property provides ground floor lock-up accommodation of a little under 600 sq.ft. It benefits from air conditioning, a superb glazed return frontage and a very visible retail area. To the rear of the premises are staff W.C. facilities.

ACCOMMODATION

Sales Area: 580 sq.ft.

SERVICES

All mains services are connected to the premises.

BUSINESS RATES

The premises are assessed as 'shop and premises' and have a rateable value of £10,750.

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 available by way of a new fully repairing and insuring lease, the terms of which are negotiable. A rent in the region of £16,500 per annum is being sought.

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 22 (Band A).

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

