

# Stafford Perkins

CHARTERED SURVEYORS

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

## FORMER TUFTON CAR CENTRE DRUM LANE, ASHFORD, KENT TN23 1LQ



### UNUSUAL TOWN CENTRE PREMISES

PAST USES – EDUCATIONAL CARPENTRY WORKSHOP, PRINT WORKSHOP, GYM, USED CAR SALES LOT,  
FROZEN FOOD CENTRE AND FLOORING SHOWROOM

SUITABLE FOR A VARIETY OF USERS, SUBJECT TO PLANNING CONSENT

### TO LET

- Immediate Availability, new lease available
- 1,341 sq ft (125 sq m)
- Generous on-site car parking
- Ample display area

**Rent Sought: £20,000 per annum**

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

This centrally located property is on the western side of Drum Lane, on the northern side of its junction with Regent's Place, just south of New Rents and short distance walk from the heart of Ashford's town centre. Near neighbours include the offices of the Transport and General Workers' Union and Café Nero and the site is near to the County Square Shopping Centre.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 85,000 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 concrete portal framed workshop/warehouse building provides a little under 1,400 sq ft of accommodation. The front of the premises is a series of timber and glazed display double doors leading directly to the car parking/forecourt area. Previous uses have included educational workshop, print workshop, gym, used car sales lot, frozen food centre and a flooring showroom. The premises benefit from a reasonable eaves height and currently has a suspended ceiling, to part.

## ACCOMMODATION

Vacant area: 1,341 sq ft (125 sq m). Suitable for several purposes.

## SERVICES

Mains water, gas and electricity are connected to the building.

## BUSINESS RATES

The site is currently assessed with two rateable values totalling of £15,600. The uniform business rate multiplier for the year 2024/25 is 49.9p. Small Business Rate Relief may be available, subject to status.

## TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable, however rent in the order of £20,000 per annum is being sought.

## LEGAL COSTS

The ingoing tenant to be responsible for both parties' reasonable legal costs.

## ENERGY PERFORMANCE CERTIFICATE

The site has previously been assessed as having an energy efficiency rating of 67 (Band C). A new certificate is awaited and when available can be found at: <https://find-energy-certificate.service.gov.uk/find-a-non-domestic-certificate/search-by-postcode?postcode=TN23+1LQ>

## VIEWING

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

## CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.

