

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

115 Station Road,
Ashford, Kent TN23 1EY



**GROUND FLOOR LOCK-UP RETAIL PREMISES
IN PROMINENT TOWN CENTRE LOCATION**

TO LET

- Former take-away pizza outlet
- 722 sq. ft. ground floor accommodation
- Basement storage
- Immediate occupation under new lease
- 2 Car Parking Spaces

Rent Sought: £20,000 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

This property is located on the eastern side of Station Road (A2042), immediately south of its junction with Dover Place, facing the junction with Elwick Road to the west. This is an extremely prominent location in the heart of Ashford on the former Ring Road adjacent to the International Passenger Station, opposite Ashford College. An ideal location for a fast-food outlet.

Ashford, one of Kent's designated growth centres currently has a population of approximately 75,000 inhabitants and is set to grow substantially within the next 20 years. The town is centrally located within the county, benefitting from a fine communication network via the A20/M20 and 5 mainline railways. Ashford International Passenger Station can give direct access to Northern Continental Europe via Eurostar and London is some 38 minutes distant via HS1.

DESCRIPTION

This ground-floor lock-up property forms part of a larger building of solid brick construction under a slate roof, the first-floor flats being self-contained and let separately. The ground floor comprises a reception area of a little over 100 sq. ft., food preparation area of over 160 sq. ft. with a similar size kitchen area, to the rear of which is a large store of just under 300 sq. ft. incorporating a manager's office of some 40 sq. ft. and a cold store/fridge of nearly 70 sq. ft. There are separate staff WC and wash-room facilities in addition. There is a basement having some 440 sq. ft. of dry storage but having a reduced head room. The premises were trading until recently as a well-known take-away delivery pizza operation and could now be occupied by a similar trader or other fast-food operators. This is an extremely prominent location immediately opposite the railway station and college of higher education. To the rear of the property is a rear access and bin store area and two car parking spaces, plus a rear garage.

ACCOMMODATION

Basement

Dry storage (reduced head height) 440 sq. ft.

Ground Floor

Preparation Area 164 sq. ft.

Reception Area 106 sq. ft.

Kitchen 160 sq. ft.

Rear Store 292 sq. ft. Plus WC

Plus external garage/store.

SERVICES

Mains water, gas and electricity (3 Phase) are connected to the premises.

RATEABLE VALUE

The premises are assessed as having a Rateable Value of £15,000. The current uniform business rate multiplier for the year 2025/26 is 49.9p.

TERMS

The premises are available by way of a new full repairing and insuring lease, the terms of which are negotiable, however a rent in the order of £20,000 per annum is being sought. It is not thought that VAT is applicable to this property.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Results are awaited.

VIEWING

Strictly by appointment through the agent 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.

