

Stafford Perkins

CHARTERED SURVEYORS

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Ashford

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FORMER RESTAURANT OPPORTUNITY WITHIN WALKING DISTANCE OF TOWN CENTRE

FOR SALE or TO LET

- Former Restaurant Building of 3,609 sq.ft.
- Ground Floor circa 1,675 sq.ft.
- Immediate availability
- Suitable as Restaurant or similar uses within Use Class E
- Walking distance to Ashford Town Centre

Freehold Offers Sought in the region of £600,000

Or new lease available: rent sought in region of £45,000 p.a.

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, formerly trading as Po Thai Restaurant, is located on the southern side of Park Street, to the left of the McDonalds car park. It is opposite The Panorama building and is only a few hundred yards walking distance of Ashford town centre. Whilst this is a prominent trading location on a busy thoroughfare it is in a secondary position, however it will be adjacent to a development site proposed to be a hotel in the near future. Other nearby traders include Café Nero, Halifax Building Society, The British Heart Foundation and Bet Fred.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 100,000 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 detached building of solid brick construction provides approximately 3,600 sq.ft. of accommodation over three floors. The ground floor comprises just under 1,700 sq. ft. and currently includes a bar area with open plan seating, with separate kitchen and WCs. The first floor of just under 1,300 sq.ft. is open plan and includes bar, kitchen and WCs. The second floor of just under 650 sq.ft. was previously used as offices and staff restroom accommodation and is split into several areas which formerly included a kitchen, shower room and WC.

The building is likely to be remembered locally as the 'Downtown Diner'; although it has more recently been trading as 'Po Thai' and 'DJB Smokehouse'. The property would therefore be ideal for another restaurant user who can make use of the current layout, fixtures and fittings, or a user falling within Use Class E2.

Externally the former decking area has been removed to provide car parking for 2 to 3 cars.

ACCOMMODATION

Ground Floor:	1,675 sq.ft.
First Floor:	1,286 sq.ft.
Second Floor:	<u>648 sq.ft.</u>
Total:	3,609 sq.ft.

SERVICES

All main services are connected to the premises.

BUSINESS RATES

The premises are assessed as "Restaurant and Premises" and are currently assessed at a Rateable Value of £10,500.

The 1st and 2nd floors are assessed separately under "Function room and premises" and are currently assessed at a Rateable Value of £3,400. Therefore, the rateable value for the whole building is £13,900. The uniform business rate multiplier for the year 2025/26 is 49.9p.

TERMS

The premises are available freehold with vacant possession upon completion with offers sought in the region of £600,000.

Alternatively the premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable; however a rent in the order of £45,000 per annum is being sought.

LEGAL COSTS

In the event of a sale each party will be responsible for their own legal costs in the transaction. In the event of a new lease being granted the ingoing tenant will be responsible for both parties' reasonable legal fees.

ENERGY PERFORMANCE CERTIFICATE

The premises are currently assessed as a Band B (34). The 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.