

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

1 Gilbert Road
Ashford, Kent TN23 1JL

W3W: meals.send.tribes



CENTRALLY LOCATED LOCK-UP RETAIL PREMISES

CLOSE TO TOWN CENTRE

TO LET

- Ground Floor Sales circa 500 sq.ft. with similar first floor retail area.
- New lease available
- Immediate Availability

Rent Sought: £12,000 per annum exclusive.

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 property is located on the western side of Gilbert Road, mid-way between its junctions with New Street and New Rents approximately 100 yards east of Ashford town centre. This location is within walking distance of all the main car parks and town centre facilities.

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 former storage building of solid brick construction under a Kent peg tiled roof has weatherboard cladding to upper elevations with painted, rendered finish to lower elevations. It adjoins several buildings to the side and rear and has until recently been trading as a bridalwear shop. It provides some 500 sq.ft. of sale accommodation on the ground floor plus WC, whilst on the first floor is a further 485 sq.ft. of accommodation currently used for retailing/fitting room. The premises are currently in a reasonable state of decorative repair and condition.

ACCOMMODATION

Ground Floor Sales Area:	509 sq.ft.
First Floor retail/storage:	<u>485 sq.ft.</u>
Total:	994 sq.ft.

SERVICES

Mains water, gas and electricity are connected to the premises although the gas meter has recently been removed and will need refitting prior to the gas fired central heating being reinstated if required.

BUSINESS RATES

The premises are currently assessed at a rateable value of £8,500.

The uniform business rate multiplier for the year 2025/26 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 of £12,000 per annum is being sought on an exclusive basis.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Results awaited.

Certificate and Report can be viewed when available 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 tenant's

