

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

22 Churchyard,
Ashford, Kent TN23 1QG



TOWN CENTRE OFFICE BUILDING

TO LET

- 972 sq.ft.
- Entrances from High Street and Churchyard
- Immediate Availability
- Ideal professional office space or similar

Rent Sought: £12,000 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 premises are in an attractive location in the picturesque Churchyard in the centre of town and benefits from an entrance directly onto the High Street as well as to the Churchyard footpath.

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 centrally located building dating back several hundred years provides office accommodation on ground, first and second floors totalling a little under 1,000 sq.ft. Whilst it has a High Street presence it is accessed from the rear via The Churchyard, providing reception, lobby and WC accommodation on the ground floor, first floor space of a little under 500 sq.ft. and second floor office space of some 350 sq.ft. There is a half-landing kitchen and WC with rough storage available in the cellar.

ACCOMMODATION

Ground Floor:

Stair lobby	
Reception Office	137 sq.ft.
Rear lobby & WC.	

Mezzanine:

Rear Office	112 sq.ft.
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First Floor:

Front Office	222 sq.ft.
Rear Office	141 sq.ft.

Mezzanine

Kitchen lobby & WC	
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Second Floor:

Front Office	222 sq.ft.
Rear Office	<u>138 sq.ft.</u>
	972 sq.ft.

Cellar: Not currently used.

SERVICES

All mains services are connected to the premises.

BUSINESS RATES

The premises are currently assessed 'offices and premises' with a rateable value of £10,750.

The uniform business rate multiplier for the year 2025/26 is 49.9p.

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 £12,000 per annum is being sought.

LEGAL COSTS

The incoming 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

