

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

55 High Street  
New Romney, Kent TN28 8AH



## LOCK-UP RETAIL ACCOMMODATION

### TO LET

- Approx 500 sq.ft.
- A2/E planning consent available
- Immediate Availability – New Lease
- Central location and proximity to car park

**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

55 High Street is centrally located within New Romney, lying on the southern side of the High Street on the western side of its junction with Church Close, which gives direct pedestrian access to the Town Centre car park at the rear of the premises. This is a prime central trading position in the heart of one of Kent's ancient Cinque Port Towns, having a population of approximately 5,000 inhabitants. New Romney is located on the Romney Marsh approximately 12 miles south-east of Ashford and a similar distance south-west of Folkestone. It benefits from good road access via the A259 and A2070 trunk roads.

## DESCRIPTION

This ground floor lock-up shop provides approximately 500 sq.ft of sales accommodation on the ground floor with a staff room approximately 130 sq.ft. to the rear along with kitchen and WC facilities to the rear of that. The property having a return frontage to the High Street and Church Close is suitable for a variety of retail/use class 'E' uses, having latterly been an estate agency and prior to that a building society it is now suitable for any other class 'E' use.

Externally there is concrete hardstanding to the front of the unit for car parking and loading/unloading.

## ACCOMMODATION

Sales Area	491 sq.ft.
Rear Staff Room	128 sq.ft.
Kitchen	27 sq.ft.
Plus WC	

## SERVICES

Mains water and electricity are connected to the premises.

## BUSINESS RATES

The premises are currently assessed as 'shop and premises' with a rateable value of £9,100.

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 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

The premises have an energy efficiency rating of 64 (Band C).

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 tenant's

