

Stafford Perkins

CHARTERED SURVEYORS

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W3W/// judges.ships.successes



HIGH STREET RETAIL PREMISES – HOT TAKEAWAY FOOD CONSENT TO LET

- Former K.F.C – would suit similar operator
- 970 sq.ft. ground floor sales area
- 542 sq.ft. first floor
- Immediate availability / new lease
- Rear access/entrance - suitable for deliveries etc.

Rent Sought: £42,500 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

This property is located on the southern side of Ashford High Street, and formerly traded as a Kentucky Fried Chicken outlet. Other traders in this location include Sports Direct, NatWest Bank, Wetherspoons, Kaspas Desserts and MacDonalds, and this can be considered a central trading location in the heart of Ashford.

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 mid-terraced property provides a little under, 1,000 sq.ft. of ground floor sales area with further kitchen, storage and WC facilities on the ground floor, whilst on the first floor via an external staircase there is further storage/office space of some 500 sq.ft. The property benefits from a frontage onto the High Street and additionally access and two car parking spaces located off St John's Lane to the rear. Accordingly this property can be accessed by customers from both directions if required and this facility works perfectly for the new generation of deliveries forming part of the trading style of many fast-food operators.

The premises still benefit from many of the fixtures and fittings left by KFC including the extraction system etc.

ACCOMMODATION

Ground Floor:	Sales Area:	971 sq.ft.
	Kitchen:	59 sq.ft.
First Floor:	Storage:	542 sq.ft.

Plus 2 Car Parking spaces.

SERVICES

All mains services are connected to the premises.

BUSINESS RATES

The premises are currently assessed as 'restaurant and premises' with a rateable value of £22,500.

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 £42,500 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 ground floor is currently assessed as Band D (88) and the first floor is in Band F (133).

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

