

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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

## The Former Little Black Dog, Great Chart, Ashford, Kent TN23 3AN

[www.busy.firebird.outboard](http://www.busy.firebird.outboard)



**RETAIL/STUDIO/OFFICE IN VILLAGE LOCATION  
OWNER-OCCUPIER OR INVESTMENT OPPORTUNITY**

**FOR SALE**

- 620 sq.ft. ground floor sales/office/studio
- 320 sq.ft. basement storage
- Recently refurbished
- Immediate Availability
- Self-contained 2-bed first floor flat also available separately

**Offers Sought in excess of £100,000.**

**(£300,000 for the whole)**

**STAFFORD PERKINS**

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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 former village pub is situated on the northern side of The Street in the centre of the popular village of Great Chart, just outside 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 is a two storey semi-detached building of solid brick construction under a Kent peg tile roof. It provides approximately 620 sq.ft. of retail/studio/office space on the ground floor in addition to WC facilities and basement storage of just over 300 sq.ft. The first floor provides two-bed living accommodation finished to a good standard, and externally there is a paved garden, a covered area, an external WC and parking for one car.

Formerly used as a public house the property has now been fully refurbished to a high standard and the ground floor would be suitable for a variety of use class 'E' users.

## ACCOMMODATION

Ground Floor: 620 sq.ft.

Basement Storage: 317 sq.ft.

First Floor: Self contained 2-bed flat.

External: 1 Car parking space

## SERVICES

Mains water and electricity are connected to the premises.

## BUSINESS RATES

The premises are currently assessed as 'public house and premises' with a rateable value of £9,100. This may require updating and a separate assessment made for the upper floor flat.

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

## TERMS

We are offering the freehold interest of the ground floor and basement accommodation only, seeking offers in excess of £100,000.

Additionally we are able to offer a long lease (999 years) of the self-contained two-bedroomed flat over, for which offers in the order of £200,000 are being sought.

We do not believe that VAT is applicable to this transaction, though purchasers should make their own enquiries.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The ground floor property is currently assessed as Band C (52). The first floor flat has a rating of 49 (E).

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

