

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

27 High Street
Ashford, Kent TN24 8TF



BAR/OFFICE PREMISES

TO LET

- Former Bar, also suitable as Office or other 'E' type use
- Immediate Availability
- New Lease available
- Circa 1,100 sq.ft. over three floors
- Grade II Listed building.

Rent Sought: £20,000 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

This property is located on the southern side of Ashford High Street, 100 yards or so east of the town centre and could still be considered a prime retail location although being on the cusp of secondary. This is however still a busy and thriving part of the town centre, the property lying virtually opposite the town centre water fountain. Other traders in the area include Sports Direct, McDonalds, KFC and HSBC Bank, along with a vast number of independents.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 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 building of painted rendered brick construction under a slate roof dates back we assume to the mid-1800s and we believe was constructed at the same time as the property immediately to its east, number 25 High Street. Providing accommodation on basement, ground and first floors, the building now requires modernisation/refurbishment prior to its next occupation. In the past it traded as a High Street wine bar, having bar space on ground and basement floors, with kitchen and WCs on the first floor. More recently it may have been occupied by an office user on a short term basis. The basement and ground floor each provide some 350 sq.ft. of accommodation, whilst the first floor has a little over 370 sq.ft. We understand that the building is Grade II Listed.

ACCOMMODATION

Basement	353 sq.ft.
Ground Floor	350 sq.ft.
First Floor	<u>371 sq.ft.</u>
Total:	1,074 sq.ft.



SERVICES

Mains water and electricity are connected to the premises.

BUSINESS RATES

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

The uniform business rate multiplier for the year 2025/26 is 49.9p. Small Business Rate Relief is available for qualifying tenants.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. A rent of £20,000 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 99 (Band D).

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 tenants.