

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

13 New Street  
Ashford, Kent TN24 8TN



**PROMINENT GROUND FLOOR RETAIL PREMISES CLOSE TO TOWN CENTRE**

**TO LET**

- 289 sq.ft. retail area plus rear store 143 sq.ft.
- Immediate Availability
- New lease available
- 1 Car Parking space

**Rent: £10,500 per annum exclusive**

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 property is located at the junction of New Street and Gilbert Road, just a short walk from the main High Street area with the County Square and Park Mall shopping centres close by. The premises enjoy a prominent position visible from the main ring-road circling the town centre.

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 is an end-terrace, brick-built, three storey property with double glazed frontage to both New Street and Gilbert Road. The main retail area is approximately 289 sq.ft. and there is a rear store room of 143 sq.ft. The premises benefit from Cat II lighting and a small kitchenette area with WC within the rear store.

## ACCOMMODATION

Retail Area:	289 sq.ft.
Rear Store:	<u>143 sq.ft.</u>
Total:	432 sq.ft.

## SERVICES

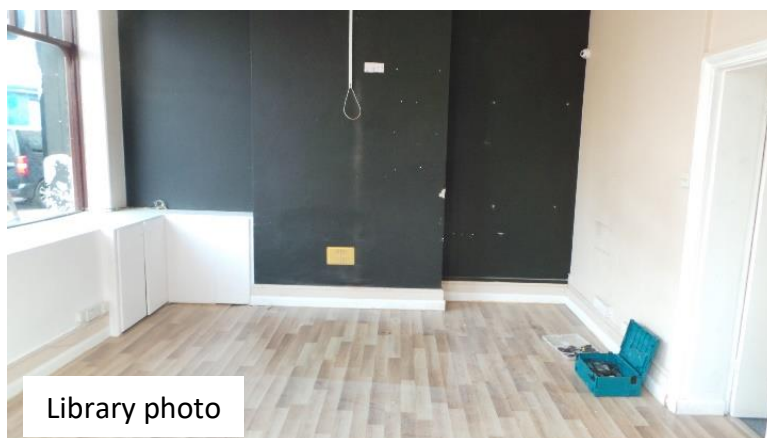
All main services are connected to the premises.

## BUSINESS RATES

The premises have a rateable value of £9,800.

100% Small Business Rate Relief is available for qualifying tenants.

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



Library photo

## TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £10,500 per annum exclusive.

## LEGAL COSTS

The ingoing tenant to be responsible for both parties' reasonable legal costs.

## ENERGY PERFORMANCE CERTIFICATE

The shop is assessed as having an EPC Rating of 93 (Band D).

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

## CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.