

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

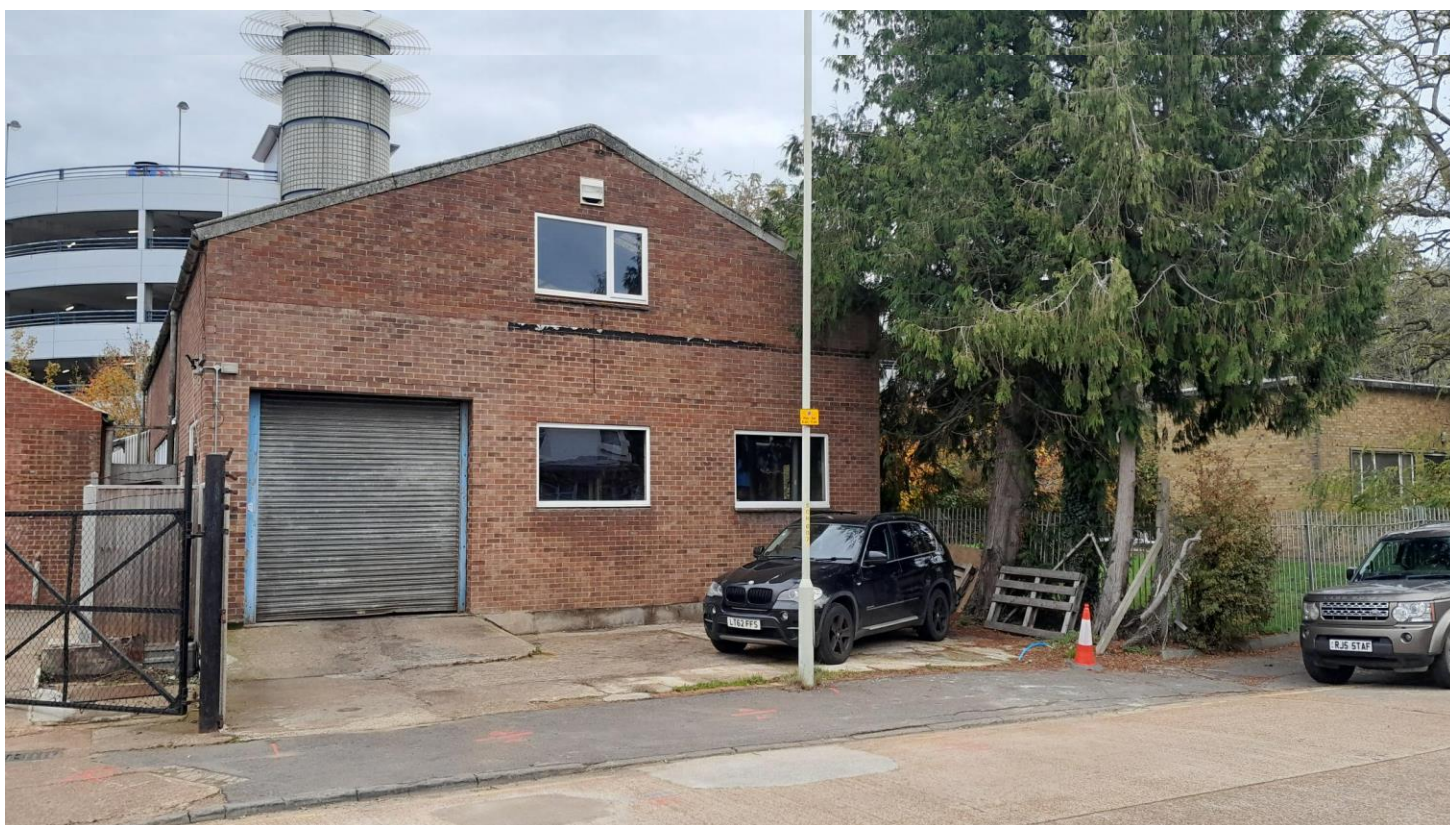
11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Former Home Supplies Depot South Stour Avenue, Ashford TN23 7RS



5,200 sq.ft. WORKSHOP/STORAGE ACCOMMODATION

TO LET OR FOR SALE

- 2,660 sq.ft. Ground Floor Workshop
- 2,600 sq.ft. First Floor Storage/Workshop area
- Immediate availability
- New lease available

**Rent: £30,000 per annum exclusive or
Offers in Excess of £400,000**

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 north side of South Stour Avenue in a mixed residential/industrial area just south of the town centre. There is easy access via the southern orbital road to the M20 motorway.

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 gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

The premises are of brick cavity block construction under a profiled fibre cement roof with skylights. The ground floor provides a large main workshop area of approximately 1,900 sq.ft. with a further rear workshop area of nearly 660 sq.ft. The clear height is 9ft 4in rising to a maximum of 10ft 8in. The first floor is of concrete construction with a good working load and provides useful storage/workshop accommodation of approximately 2,600 sq.ft. The eaves height here is a minimum of a little over 4ft rising to an apex of 10ft. There is a small covered lean-to area at the rear of some 330 sq.ft, and a yard area of approximately 800 sq.ft. for off-road parking or storage, at the front.

ACCOMMODATION

Ground Floor:	Main Workshop	1,900 sq.ft.
	Rear Workshop	660 sq.ft.
First Floor:	Store/Workshop	2,600 sq.ft.
External:	Rear Lean-To	330 sq.ft.
Yard area:		800 sq.ft.

SERVICES

Mains water and electricity including a 3-phase supply (180KVA) are connected to the premises.

BUSINESS RATES

The premises have a rateable value of £32,750.

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. The rent to be £30,000 per annum exclusive. Alternatively, the freehold is available, offers sought in excess of £400,000.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' reasonable legal costs and in the event of a sale each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 94 (Band D). Full certificate and recommendation report can be viewed at <https://find-energy-certificate.service.gov.uk/energy-certificate/4698-5136-0937-8874-5595>

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 prospective tenants.

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.