

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Mercury Autocare Premises, Tutt Hill

Hothfield, Ashford, Kent TN26 1AW

W3W/// blazers.starters.passively



PROMINENTLY LOCATED MOTOR VEHICLE WORKSHOP

CLOSE TO A20

TO LET

- Circa 1,700 sq.ft.
- New lease available
- Vehicle Lifts and some equipment included
- 3-phase electricity

Rent Sought: £18,500 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 workshop is located on the north side of Ashford Road (A20) adjacent to its junction with Westwell Lane at Tutt Hill, some two miles south-east of Charing and three and a half miles north-west of Ashford. This is an extremely prominent location, visible from the A20 in an established motor trade area.

The closest town is 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 modern unit was constructed in around 2015 and is of steel portal frame with insulated profiled cladding to upper elevations and roof. The unit provides a little under 1,700 sq.ft. of workshop accommodation which includes a kitchen of approximately 40 sq.ft., an office of a little over 100 sq.ft. and WC facilities. It has an eaves height of some 11ft rising to nearly 25ft at the apex. It benefits from a concrete floor and skylights within the roof which are augmented by mercury floodlights. There are two roller-shutter doors some 11ft wide by 12ft high, and workshop equipment is included, including one four-post ramp and two three-post ramps. There is an inventory available of the other equipment. Externally there is parking for approximately six vehicles.

ACCOMMODATION

Workshop: 1,638 sq.ft.
Office: 103 sq.ft.
Kitchen: 41 sq.ft.
Plus WC

SERVICES

3-phase electricity and mains water are connected to the premises.

BUSINESS RATES

The premises are currently assessed as 'vehicle repair workshop and premises' with a current rateable value of £9,400; however this rises to £13,750 on 1st April 2026. 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 £18,500 per annum is being sought. It is not thought that VAT is applicable to this property.

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 65 (Band C). Full 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 tenant's

