

## 2<sup>nd</sup> Floor Offices

57 High Street, Ashford, Kent  
TN24 8SG



### TOWN CENTRE OFFICE ACCOMMODATION

#### TO LET

\* 432 sq.ft. \*

\* Available from 1<sup>st</sup> March 2026 \*

\* Rear access from The Churchyard \*

\* Town Centre Location \*

**Rent: £5,500 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

No 57 High Street is located within the centre of the picturesque town centre backing onto the churchyard, being opposite Boots. It is centrally located within the Middle Row pedestrianised area of 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

These three second floor office suites are accessed via a shared rear entrance and staircase, they comprise into three individual rooms, some of which are built into the eaves of the roof.

W.C. facilities are maintained on a shared basis and located on the ground floor and first floor.

## ACCOMMODATION

Front Office	94 sq.ft.
Rear Office	158 sq.ft.
Side Office	180 sq.ft.
Total:	432 sq.ft.

## SERVICES

Mains water and electricity are connected to the building.



## BUSINESS RATES

The premises are assessed at a rateable value of £4,150, rising to £5,200 from the 1<sup>st</sup> of April 2026. The current uniform business rate multiplier is 49.9p but will change to 43.2p from the 1<sup>st</sup> of April.

## 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 £5,500 per annum exclusive.

## LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

## ENERGY PERFORMANCE CERTIFICATE

The premises are too small to require an Energy Performance Certificate.

## 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.