

# Stafford Perkins

CHARTERED SURVEYORS

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## Trade Counter With Warehouse Units 1 & 2 Coles Yard, Bethersden, Kent, TN26 3AT



### TRADE COUNTER + ADJOINING WAREHOUSE

PROMINENT LOCATED ON THE EDGE OF LOCAL VILLAGE

### TO LET

- New Lease Available
- Unit 1 Trade Counter + Office - 2,080 sq.ft – UNDER OFFER
- Unit 2 Adjoining Warehouse/Workshop – 3,725 sq.ft.
- Available Separately or Combined - 5,805 sq.ft
- Excellent Car Parking

**Rent Sought: £35,000 Per Annum + VAT**

STAFFORD PERKINS

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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

Coles Yard is located on the southern side of the A28 Ashford Road on the eastern edge of the village of Bethersden approximately 5 miles west of Ashford and the same distance northeast of Tenterden. Bethersden, a village of some 1,500 inhabitants, lies 2 miles south of Pluckley Railway Station. The A28 is a busy link road in an east west direction. Ashford, the nearest town, 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

These two end-terraced units are adjoining and inter-connecting and are currently used for the retailing of fencing products, but it is felt that they are eminently suitable for a wide range of alternative uses including equestrian, building supplies and the like. The unit nearest to the A28 currently provides a retail area of some 1,500 sq.ft. towards the front with the remaining area of some 600 sq.ft. providing open plan office space to the rear. This could be re-arranged if required.

Lying immediately adjacent is the warehouse space of a little over 3,700 sq.ft. This is of steel portal frame construction having a trussed roof under a recently replaced profiled insulated steel-clad roof. It has a good level of natural lighting and a concrete floor as well as an electric roller shutter door. There is an eaves height of some 11ft 9in, rising to an apex of 19ft 8in.

There are communal WC facilities on site immediately to the south of the trade counter unit.

## ACCOMMODATION

Unit 1: Trade Counter + Office 2,080 sq.ft. UNDER OFFER

Unit 2: Warehouse/Storage 3,725 sq.ft.

Total: 5,805 sq.ft.

## SERVICES

Mains water and a 3 Phase electrical supply is connected to the premises.

## BUSINESS RATES

Unit 1: Rateable Value = £14,750 UNDER OFFER

Unit 2: Rateable Value = £18,750

The uniform business rate multiplier for the current year is 49.9 pence.



*Adioinina Warehouse*

## TERMS

The premises are available by way of a new fully repairing and insuring lease the terms of which are negotiable. The rent for the combined pair of units will be £35,000 per annum plus VAT. It may be possible to take them separately – with the rents being £13,500 per annum for Unit 1 and £24,250 per annum for Unit 2.

## LEGAL COSTS

The ingoing tenant is to be responsible for both parties' reasonable legal costs. There will be a small annual estate service charge to cover common maintenance, security, landscape gardening etc.

## ENERGY PERFORMANCE CERTIFICATE

The premises has been assessed as having an Energy Efficiency Rating of 64 (Band C). Full report available upon request.

## VIEWING

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