

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

Ground Floor, 65 High Street  
Ashford, Kent, TN24 8SG



**GROUND FLOOR SHOP/OFFICE IN CENTRAL LOCATION**

**TO LET**

- Sales area/office – 335 sq.ft.
- Rear Kitchen/store – 143 sq.ft.
- Basement Storage
- New Lease Available

**Rent Sought: £15,500 per annum**

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

65 High Street is located within the centre of the town centre backing on to the churchyard, being opposite Boots. This is a prime central location with multiple High Street occupiers.

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 is a three storey mid terraced tile hung building of timber and brick construction under a hipped tiled roof, which is Grade II Listed and believed to date back to the early 18<sup>th</sup> century. The ground floor accommodation has until recently been used to provide office space; however the High Street location makes it an ideal trading pitch for a multitude of potential users.

The accommodation is decorated to a high standard and is ready for immediate occupation. There is rough archive type storage available in the basement.

## ACCOMMODATION

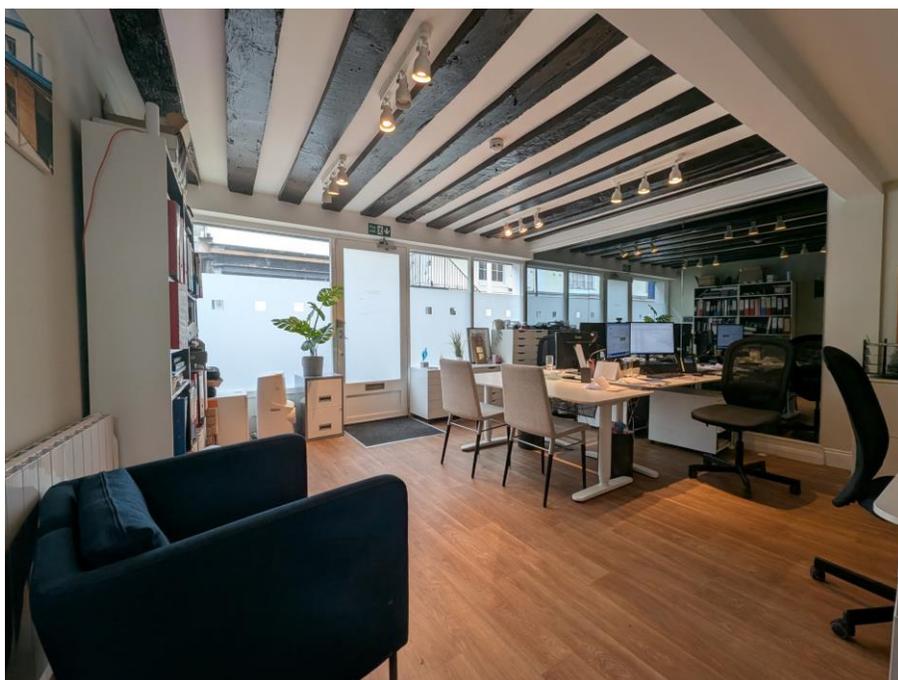
Basement	261 sq.ft.
Ground Floor:	
Retail/Office	335 sq.ft.
Kitchen/Store	143 sq.ft.
Plus separate WC.	

## SERVICES

Mains electricity and water are connected to the premises.

## BUSINESS RATES

The premises are assessed as "Office and premises" with a rateable value of £12,250 from 1<sup>st</sup> April 2026. Small Business Rate relief will be available to qualifying occupiers. The uniform business rate multiplier for the year from 1<sup>st</sup> April 2026 is 38.2p for retail, hospitality and leisure type occupiers.



## 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 £15,500 per annum.

## LEGAL COSTS

The incoming tenant to be responsible for the landlord's reasonable legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises is to be re-assessed and results are awaited.

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 tenants.