

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

## 44 High Street, Ashford, Kent TN24 8TE



### CENTRALLY LOCATED RETAIL PREMISES

### TO LET

- Ground floor sales area 740 sq.ft.
- 1<sup>st</sup> Floor sales area 676 sq.ft.
- Adjacent to McDonalds
- New Lease available
- Immediate Occupation

**Rent Sought: £23,000 per annum exclusive.**

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**

This retail property is located immediately adjacent to McDonalds, on the eastern side in the centre of Ashford High Street, just east of its junction with North Street. Other major retailers in the area include Boots, Iceland, Topps Pizza and Sports Direct.

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 building of traditional brick construction under a tiled roof provides accommodation on basement, ground, first and second floors. Until recently it has been trading as a ladies' hair and beauty parlour and is suitable for that or other type 'E' uses. It has previously been used for retail and we understand that at one point retail consent was available on the first floor with further storage space on the second.

There is no rear access to the property but there is good basement storage.

**ACCOMMODATION**

Basement – rough store	387 sq.ft.
Ground Floor:	738 sq.ft.
First Floor:	676 sq.ft. Plus WCs.
Second Floor:	264 sq.ft.

**SERVICES**

All mains services are connected to the premises.

**BUSINESS RATES**

The premises are currently assessed 'shop and premises' with a rateable value of £15,000 from 1<sup>st</sup> April 2026. The uniform business rate multiplier for the year 2026/27 is 38.2p.

**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 £23,000 per annum is being sought.

**LEGAL COSTS**

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

**ENERGY PERFORMANCE CERTIFICATE**

The property is currently assessed as Band D (76)

Certificate and Report can be viewed when available 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

