

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 7, Walnut Tree Farm, Church Rd,
Smeeth, Ashford, Kent TN25 6SA

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RURALLY LOCATED WORKSHOP/STORAGE PREMISES

TO LET

- 560 sq.ft.
- Single phase electricity
- Immediate Availability
- Mains water

Rent Sought: £4,000 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

Walnut Tree farm buildings are located on the eastern side of Church Road, mid-way between the village of Smeeth and the church, approximately 4 miles south-east of Ashford and 10 miles north-west of Folkestone. The site is just north of the A20 Smeeth crossroads junction. This is a semi-rural, edge of village location and these buildings are suitable for general storage/light workshop purposes.

Ashford, the nearest large town, is one of Kent's designated growth centres, currently having a population of approximately 85,000 inhabitants and 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

Unit 7 is end terraced, of steel frame constructing having concrete block lower elevations and single skin corrugated fibre asbestos cement cladding to the upper elevations and roof, whilst the cladding to the front elevation has been replaced and is single skin, insulated profiled steel cladding. The unit benefits from a double steel framed door, some 10ft 4in wide by 10ft 10in high, whilst the unit's eaves height is 12ft 4in rising to an apex of 17ft 2in. The unit benefits from a concrete floor, a skylight in the roof as well as LED striplights. There are a generous number of 13 amp sockets around the unit, which has the benefit of a single phase supply. Additionally there is a metered fresh water supply and shared WC facilities are available on site.

Please note that there is no access on a Sunday and late vehicle movements are discouraged given the proximity of neighbours.

ACCOMMODATION

Unit 7: 560 sq.ft.

SERVICES

Mains water and single phase electricity are connected to the premises, and there are shared WC facilities.

BUSINESS RATES

The premises will need to be assessed for business rates upon occupation.

The uniform business rate multiplier for the year 2026/27 is 43.2p.



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 £4,000 per annum is being sought. There may be a small additional service charge payable to cover shared site services, e.g shared WCs, CCTV etc.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Results awaited.

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 tenants