

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

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Kent TN24 8SG

W3W: onion.tips.bigger



Library Photo

TOWN CENTRE RESTAURANT PREMISES IN PERIOD PROPERTY

TO LET

- 1,013 sq ft (94.10 sq m)
- Ground floor takeaway area + seating for 12+
- Immediate Availability
- Can be used for other 'E' class uses including retail etc.

Rent Sought: £13,000 per annum exclusive

STAFFORD PERKINS

Tel: 01233 613900 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

This centrally located High Street property backs onto the churchyard and faces major High Street traders such as Boots, Iceland and Barclays Bank.

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 mid-terraced building is of timber frame construction and is several hundred years old, being Grade II listed and in the town centre Conservation Area. It provides accommodation on the basement, ground, first and second floors. The ground floor provides a sales counter and food preparation with rear dining area accessed from the churchyard if required. The first floor provides further storage accommodation and WC facilities. The first and second floors could be used as living accommodation in conjunction with the retail space if required, subject to all necessary consents being obtained.

ACCOMMODATION**Basement**

Rough Storage

Ground Floor

Front sales area 210 sq ft

Rear dining area 186 sq ft

First Floor

Storage/Kitchen 470 sq ft

Second Floor

Storage 147 sq ft

TOTAL	1,013 sq ft
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SERVICES

All main services connected.

BUSINESS RATES

The premises are assessed at a rateable value of £11,250.

The uniform business rate multiplier for the year 2026/27 is 38.2p for retail, hospitality or leisure users. Small business rate relief is available for qualifying occupiers.

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 £13,000 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 premises have an energy efficiency rating of 70 (Band C) Full certificate and report can be found at: <https://find-energy-certificate.service.gov.uk/energy-certificate/5880-4805-3094-1476-5390>

VIEWING

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