

Stafford Perkins

CHARTERED SURVEYORS

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Ashford

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RURALLY LOCATED INVESTMENT PROPERTY

FOR SALE

- Ground floor lock-up retail premises.
- Currently producing effective rent of £6,600 per annum.
- Self-contained 1st floor flat, currently vacant.
- Off-road parking
- Immediate Availability

Price: Offers sought in the region of £275,000

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 property is located on the eastern side of Charing High Street, just north of its junction with Old Ashford Road. Charing, a picturesque village, having a population of approximately 3,000 inhabitants is located approximately 6 miles north west of Ashford and 12 miles south east of Maidstone, the county town. It benefits from good access via the A20 and has a mainline railway station.

DESCRIPTION

This mid-terraced building of solid brick construction under a clay peg tile roof provides self-contained lock-up retail premises on the ground floor totalling a little under 250 sq.ft. comprising front sales area/office, rear office/staff kitchen area, plus separate WC. It is currently trading as a gent's barber but previously having been an estate agency and retail premises.

The self-contained living accommodation accessed from the rear benefits from an off-road car parking space and has a ground floor kitchen, two bedrooms, a lounge and a bathroom on the first floor and there is a small rear yard. The flat totals approximately 400 sq.ft.

ACCOMMODATION

<u>Ground Floor Shop</u>		<u>First Floor</u>	
Sales Area	182 sq.ft.	Kitchen	66 sq.ft.
Rear Office/Staff/Kitchen	52 sq.ft.	Bedroom	69 sq.ft.
Plus WC and hallway.		Lounge	107 sq.ft.
		Bedroom	102 sq.ft.
		Bathroom	55 sq.ft.
		Plus Yard.	

SERVICES

All main services are connected to the premises and it is believed that the property is connected to mains drains.

BUSINESS RATES

The premises are described as 'shop and premises' and have a rateable value of £3,050.

The uniform business rate multiplier for the year 2026/27 is 43.2p. The first floor flat is assessed under Council Tax provisions, being a band A with some £1,600 payable in the current year.

TENURE

The freehold of the property is being sold, with vacant possession in respect of the upper floor. The ground floor is currently let on a Tenancy at Will at £6,600 per annum and whilst terms have been agreed in respect of a new lease, this has yet to be implemented and accordingly vacant possession of the ground floor could be obtained if required.

We are advised that the rent achievable for the first floor flat could be in the region of £1,000 pcm / £12,000 per annum.

PRICE

Offers are being sought in the region of £275,000 for the premises as described above. It is not thought that VAT is applicable to the sale price.

LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The retail premises are assessed with a score of 66 (Band C) whilst the residential flat is assessed but results are 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.