

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

8 New Street,
Ashford, Kent TN24 8UU



CENTRALLY LOCATED CAFÉ PREMISES

TO LET

- Circa 420 sq.ft. dining/kitchen
- Integral first floor 2 bed flat
- New Lease Available
- Immediate Availability

Rent Sought: £20,000 per annum

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 in St George's Square, immediately to the rear of Ashford's historic First World War Churchill tank. This is a central trading location, currently in the shadow of the Park Mall demolition and redevelopment but in due course will once again be well located to benefit from the existing town centre trade along with whatever the new scheme provides.

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 detached building of painted rendered solid brick construction under a clay peg tiled roof provides some 500 sq.ft. of accommodation on the ground floor plus WCs, along with integral two-bed living accommodation on the first floor which includes bathroom and lounge.

ACCOMMODATION

Ground Floor: Sales/Dining: 172 sq.ft.
Kitchen: 246 sq.ft.
Store: 99 sq.ft.
Plus WCs.

First Floor: Integral two-bed flat.

SERVICES

All mains services are connected to the premises.

BUSINESS RATES

The premises are currently assessed as 'café and premises' with a rateable value of £10,750.

The uniform business rate multiplier for the year 2026/27 is 38.2p; however qualifying occupiers should benefit from Small Business Rate Relief.

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 £20,000 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 C (57)

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.

CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenant

