

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Ground Floor, 24 Church Street

Wye, Ashford, Kent TN25 5BJ

W3W:///lentil.rises.bloom



GROUND FLOOR OFFICE/STUDIO/RETAIL ACCOMMODATION

TO LET

- 386 sq.ft.
- Immediate availability
- New Lease
- Flexible uses

Rent Sought: £6,500 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

24 Church Street is located on the eastern side of Church Street in the centre of Wye, a picturesque rural village of approximately 2,500 inhabitants located some five miles north-east of Ashford and eleven miles south-west of Canterbury. It is a thriving and flourishing village, benefiting from a mainline railway station and connectivity to HS-1.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 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. There is also a railway station in Pluckley on the Charing Cross line.

DESCRIPTION

This ground floor office/studio suite comprises a main room of some 239 sq.ft. with a further office room off of some 97 sq.ft. There is a further lobby area giving way to a kitchenette and a WC.

The premises are all decorated to a good standard with multiple spotlights providing additional illumination. The windows to the front, street elevation provide plenty of natural daylight.

The kitchenette and WC facilities are finished to a high standard.

ACCOMMODATION

Main Office	239 sq.ft.
Side Office	97 sq.ft.
Lobby	31 sq.ft.
Kitchen	<u>19 sq.ft.</u>
Total	386 sq.ft.

SERVICES

Mains water, electricity and drainage are connected to the premises.

BUSINESS RATES

The premises are currently assessed with a rateable value of £4,300.

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

TERMS

The premises are available by way of a new internal repairing and insuring lease, the terms of which are negotiable. A rent of £6,500 per annum is being sought. It is not believed that VAT is applicable to this property.

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 (79)

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

