Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street
Ashford
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54 High Street, Ashford, Kent TN24 8TE



GROUND FLOOR SHOP IN GRADE II LISTED BUILDING

PROMINENT TOWN CENTRE LOCATION

TO LET

- 1,195 sq.ft (approximately)
- Immediate availability
- Busy pedestrian area

Rents from £26,500 per annum plus VAT.

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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

The premises are located in the centre of Ashford Town, with 54 High Street being on the north side of the High Street at its junction with North Street, where it adjoins number 2 North Street on the western side. 2 North Street then extends to the junction with Chapel Mews. There are multiple nearby occupiers, the most notable include Boots, McDonalds, WH Smith and Iceland.

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.

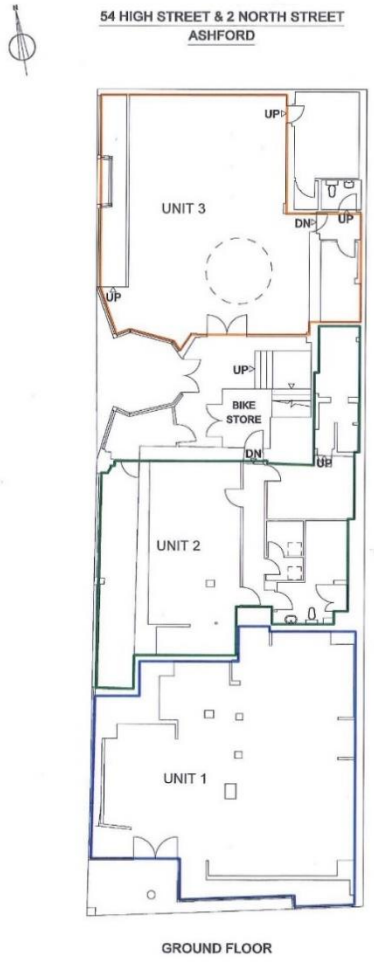
DESCRIPTION

This attractive Grade II listed building, believed to have been built sometime during the 17th Century, benefits from notable features including timber sash windows and bracketed and dentil cornice detailing to the upper external elevations. The ground floor space is divided into three separate retail units each with fully glazed frontage.

Unit 1 is situated on the corner of the High Street and North Street and therefore benefits from a large return frontage.

ACCOMMODATION

Unit 1: 1,195 sq. ft. (111.06 sq.m)



SERVICES

All mains services are connected or readily available.

BUSINESS RATES

The business rates are as follows:

Unit 1 £34,250

The standard uniform business rate multiplier for the year 2026/27 is 38.2p.

TERMS

The premises are available by way of new full repairing and insuring leases, the terms of which are negotiable.

The rent to be £26,500 per annum plus VAT.

LEGAL COSTS

Each party are to responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as 73 (Band C). Full report available upon request.

VIEWING

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