Stafford Perkins
CHARTERED SURVEYORS

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11 Park Street
Ashford
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Former Equestrian Veterinary Premises

Court Lodge Farm, Church Road

Sevington, Ashford TN24 0LD

W3W/// pine.power.decent



FORMER EQUESTRIAN VETERINARY PREMISES, NOW SUITABLE FOR VARIETY OF OTHER USES

Edge of Town Location

TO LET

- Vetting area circa 1,500 sq.ft
- Three indoor boxes
- Circa 850 sq.ft. admin area
- Isolation building and manége

Rent Sought: £30,000 per annum (+ VAT)

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 north-eastern side of Church Road. It is accessed via a private driveway off Church Road, a few meters east of its junction with Bad Munstereifel Road (A2070), approximately 500m south-west of Junction 10 of the M20 and 2km due east of the Cloverleaf Junction with the A2070 trunk road to the Marsh. This edge of town location is easily accessible and only 2km south-east of Ashford town centre.
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 rail links; Ashford International Passenger station can give direct access to northern continental Europe via the Eurostar service, and London is some 38 minutes distant via HS-1.

DESCRIPTION

This site comprises a building of concrete portal frame construction totalling some 2,500 sq.ft. Formerly used as a specialist equestrian veterinary practice, it comprises a main vetting area with rubber floor matting of some 960 sq.ft., three surgical boxes, one of which is fully padded, along with specialist lifting equipment. There is further admin space including offices, storage, kitchen and laboratory area along with main office/reception and WCs. There is a separate isolation building of brick construction, some turn-out paddocks and a manége of some 1,300 sq.yards.
There is generous concrete hardstanding externally for loading/unloading and car parking and the site is available for immediate occupation.

There is a further large agricultural building available by separate negotiation of a little over 8,200 sq.ft. This has an eaves height of 16ft rising to an apex of 27ft and has the benefit of three roller-shutter doors approximately 16ft wide to the eaves.

ACCOMMODATION

Vetting Area:	963 sq.ft.	Isolation Building	540 sq.ft.
3 surgical boxes: total	551 sq.ft.		
Store	69 sq.ft.	Manége/Sand School	1,350 sq.yards.
Office	109 sq.ft.		
Cleaner's cupboard	7 sq.ft.	Separate Agricultural	
Kitchen	42 sq.ft.	Barn:	8,216 sq.ft.
Lab area	154 sq.ft.		
Main office/reception	470 sq.ft.		
Plus Two WCs.			

SERVICES

Mains water and electricity are connected, which we suspect may not be connected to mains drainage but will benefit from a private septic tank system or similar.

BUSINESS RATES

The premises are described as 'veterinary clinic and premises', and have a rateable value of £22,000.
The uniform business rate multiplier for the year 2026/27 is 43.2p.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. A rent of £30,000 per annum is being sought. It is not believed that VAT is applicable to this property.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 82 (Band D)
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.