

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

17-25 New Rents, Ashford, Kent TN23 1DX



SUPPORT GRANT AVAILABLE

This property could benefit from a one-off Local Authority Grant of between £3,000 and £10,000*

Scheme ends March 2022

*Conditions apply – ask agents for details.

OCCUPATIONAL OR RE-DEVELOPMENT OPPORTUNITY

FOR SALE OR TO LET

- Ground floor circa 2,250 sq.ft.
- Self-contained first floor circa 1,400 sq.ft.
- Immediate availability
- Re-development opportunities
- Both floors capable of sub-division

Rent Sought: £40,000 + VAT per annum exclusive

Freehold Offers Sought in excess of £500,000 + 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, formerly trading as Royal Bank Scotland is located at the junction of New Rents and Drum Lane a few hundred yards north east of Ashford town centre. Whilst this is a prominent trading location on a busy thoroughfare it is in a secondary position, however it will be adjacent to a development site proposed to be a hotel in the near future. Other nearby traders include Café Nero, Halifax Building Society, The British Heart Foundation and Bet Fred.

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 gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

This mid-terraced building provides approximately 2,250 sq.ft. accommodation on the ground floor, formed of units 3 and 4 and accordingly could be sub-divided once again to provide 2 separate units but is currently open plan having been the former banking hall for Royal Bank of Scotland. It is currently configured over 3 separate levels. The first floor offices currently run some 1,400 sq.ft. and are capable of being made self-contained and split if so required, potentially to create 2 self-contained flats subject to planning permission. Externally there are 2 car parking spaces to the rear of the premises.

TOWN CENTRE SUPPORT GRANT:

For further details go to: <https://www.ashford.gov.uk/business/get-business-support/ashford-town-centre-support-grants/>

ACCOMMODATION

Ground Floor

Circa 2,250 sq.ft.

First Floor

Circa 1,400 sq.ft.

SERVICES

All main services are connected to the premises.

BUSINESS RATES

The premises are currently assessed at a Rateable Value of £37,500 however, this will be re-assessed upon sub-division of part of the ground floor, not belonging to this freehold. The uniform business rate multiplier for the year 2021/22 is 49.9p.

TERMS

The premises are available by way of a new fully repairing and insuring lease, with a rent sought in the order of £40,000 per annum however, the freehold is available with vacant possession upon completion with offers sought in excess of £500,000. VAT is applicable in both instances.

LEGAL COSTS

In the event of a sale each party will be responsible for their own legal costs in the transaction. In the event of a lease the in-going tenant will be responsible for the costs of the lease preparation.

ENERGY PERFORMANCE CERTIFICATE

The premises are currently assessed as a Band D, although this again may alter following sub-division Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING

Strictly by appointment through: Stafford Perkins: Tel: 01233 613900 (Richard Stafford)
or our joint agents Christo & Co 020 7482 1203 (Mert Seyhan).

ANTI MONEY LAUNDERING REGULATIONS

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

