

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

83A High Street,
Ashford, Kent TN24 8SA



PROMINENTLY LOCATED FIRST FLOOR OFFICE PREMISES

TO LET

- 671 sq.ft. first floor office space
- One of Ashford's most prominent locations
- Immediate Availability

Rent: £8,500 per annum plus 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 junction of High Street and Bank Street in the centre of Ashford, close to Lloyds Bank, Starbucks, Holland and Barrett, Tesco and WH Smith.

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 first floor office accommodation provides 671 sq.ft. of office space together with kitchen and WC facilities.

ACCOMMODATION

First floor offices	671 sq.ft.
Kitchen	43 sq.ft.
Plus WC.	

SERVICES

Mains water and electricity are connected to the premises.

BUSINESS RATES

The premises are described as 'offices and premises' and have a rateable value of £5,200.

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, the terms of which are negotiable. The rent to be £8,500 per annum plus VAT.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 77 (Band D).

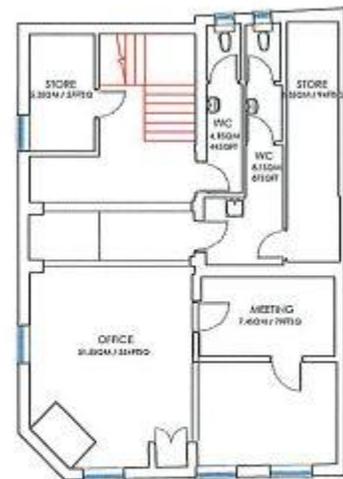
Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900 or their joint agents, Boote's Chartered Surveyors, Tel: 01737 833317

ANTI MONEY LAUNDERING REGULATIONS

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



EXISTING FIRST FLOOR
Scale 1:100 @ A3