

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

1st Floor, 2a Kings Parade, Ashford, Kent, TN24 8TA



FIRST FLOOR STUDIO PREMISES IN PROMINENT TOWN CENTRE LOCATION

TO LET

- First Floor Studio Area of 724 sq.ft. in total
- Town Centre Location
- Shared access with ground floor
- Immediate Availability

Rent Sought: £5,200 per annum plus VAT (£100 p/w)

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

The property is located within Kings Parade, a centrally located Grade II listed building in the heart of Ashford Town Centre. 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 former market building, built sometime around the mid 19th century, is Grade II listed and comprises of 5 shops with modern shop frontages. Unit 2a has accommodation over ground and first floors and the ground floor is currently occupied by a gentlemen's barber shop. The first floor studio space is situated above Kings Barbers, and is accessed via a staircase within the shop itself. It comprises of just under 725 sq. ft. of accommodation in total, with just under 520 sq. ft. of space in an 'L-shaped' layout. There is a further room/storage area of 205 sq ft, currently being used as a staff room. The retail area benefits from plenty of natural light augmented from the large sash windows either side of the building, which is almost floor to ceiling in height, measuring 15'6 in height.

The first floor has not been used for some time and therefore is in need of refurbishment. It was last used as kebab shop kitchen and preparation area when the kebab shop occupied the whole premises prior to Kings Barbers occupation.

As the access to the first floor is within the barber shop, any new prospective tenant's business' cannot clash with the barbers, therefore, a complimentary business to a gentlemen's barbers is essential. Further to this, the hours of trading will need to match the existing trading hours of the barbers. They are currently Monday – Friday, 9am – 6pm, Thursdays 9am – 7pm, Saturday 8:30am – 6pm and Sunday 9:30am – 4pm.

ACCOMMODATION

First Floor Retail	519 sq. ft.
Store	205 sq. ft.
Plus WC	

SERVICES

Mains water and electric are connected to the premises.

BUSINESS RATES

The whole building is currently assessed as one premises with a rateable value of £13,500. However, once occupied we believe the rateable value could be in the region of £2,000 - £5,000. Small Business Rate Relief is available for eligible occupiers.

The uniform business rate multiplier for the year 2022/23 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 £5,200 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 are to be assessed.

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

ANTI MONEY LAUNDERING REGULATIONS

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

