

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Office B, 47-49 Whitfeld Road,
Ashford, Kent TN23 7TS



FIRST FLOOR

OFFICE/STUDIO/STORE ACCOMMODATION

TO LET

- 457 sq ft
- New lease available
- Available immediately

Rent: £6,000 per annum exclusive

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 southern side of Whitfeld Road, just east of the junction with Upper Denmark Road. This area is predominantly residential with a scattering of local shops and small businesses in the vicinity, on the eastern side of Beaver Road approximately ½ mile south 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 effectively end-terraced building of solid brick construction has been refurbished and provides four separate 1st floor office/studio/storage areas with this one being located in the middle of the premises with the benefit of WC facilities. Suite B would be suitable for a variety of uses. Whilst there is no demised car parking available with this accommodation there is plenty of on-street parking in the area.

ACCOMMODATION

Mid Office/Studio/Store 457 sq.ft. (Office B)

SERVICES

Mains water and electricity are connected to the premises.

RATEABLE VALUE

Office B is currently assessed at a rateable value of £4,350 which will be increasing to £5,900 from 1st April 2023. The uniform business rate multiplier is 49.9p for the year 2023/24. It is likely that the ingoing tenant will be eligible for Small Business Rate Relief.

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 £6,000 per annum exclusive.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' reasonable legal costs.

ENERGY PERFORMANCE CERTIFICATE

Results awaited.

VIEWING

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

CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.