

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

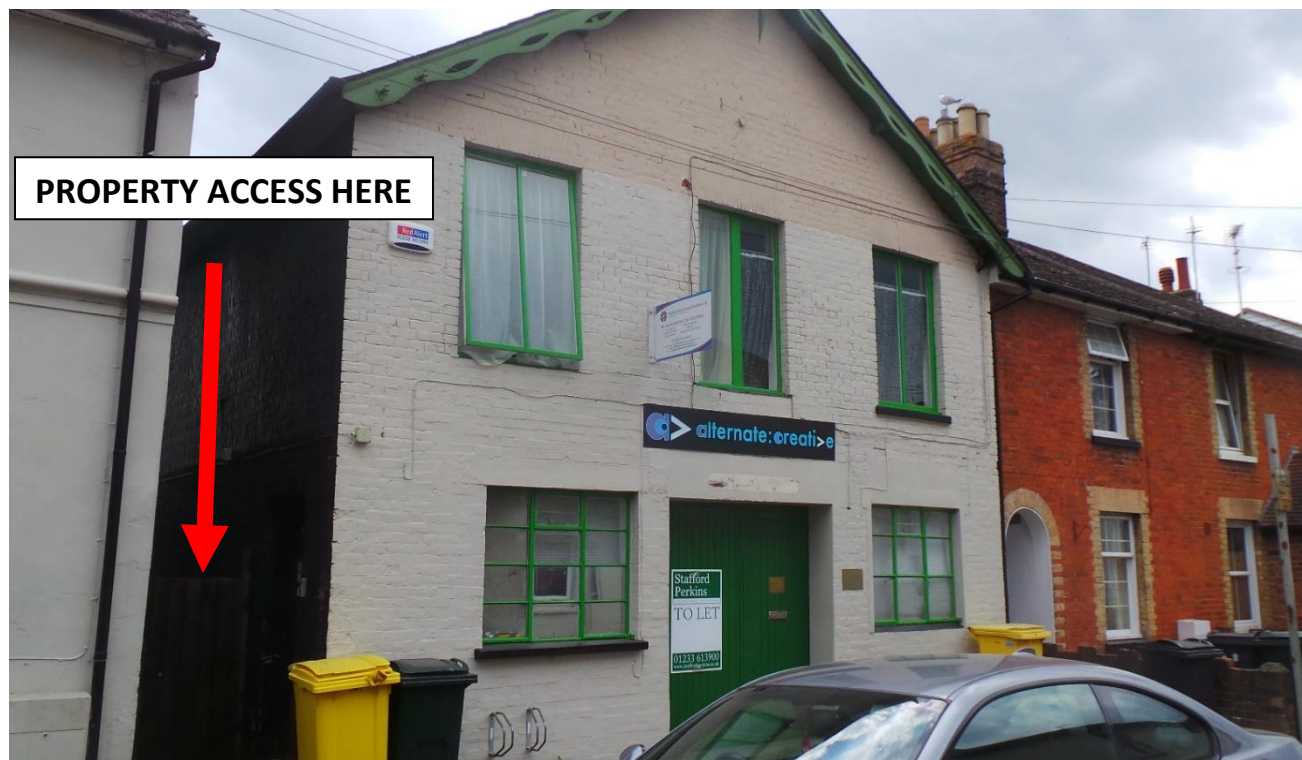
[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

Unit rear of 47-49 Whitfeld Road

Ashford

Kent TN23 7TS

W3W: [tribune.cubs.life](http://tribune.cubs.life)



**WORKSHOP/STORAGE ACCOMMODATION**

**TO LET**

- Ground floor workshop/store of 627 sq ft
- New lease available
- Available from 20<sup>th</sup> March 2023
- £106 per week

**Rent: £5,500 per annum exclusive**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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 Whitfield Road, just east of the junction with Upper Denmark Road. The premises are accessed to the left of the building via a pedestrian gate. This area is predominantly residential with a scattering of local shops and small businesses in the vicinity.

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

These premises are located to the rear of 47-49 Whitfield Road, to the left of the building via a pedestrian gate, which is shared with the upper floor offices which are not included. The premises comprise a ground floor workshop/store just under 630 sq ft suitable for a light industrial or storage uses. The ground floor workshop/store benefits from its own WC facilities and personnel door. There is a minimum eaves height of 6ft.

**Please note: There is no roller shutter door with this unit.**

## ACCOMMODATION

Workshop/Store + WC                      627 sq. ft.

## SERVICES

Mains water and single phase electricity via a coin meter are connected to the premises.

## RATEABLE VALUE

The premises is assessed as "Warehouse and premises" and the rateable value is currently £6,000, increasing to £8,200 from 1<sup>st</sup> April 2023. The uniform business rate multiplier is 49.9p for the year. Small Business Rate Relief is available for eligible occupiers.

## TERMS

The premises are available by way of a new internal repairing and insuring lease, the terms of which are negotiable. The rent to be £5,500 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.