

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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

398 Hythe Road, Willesborough, Ashford, Kent  
TN24 0QL



**GROUND FLOOR LOCK UP SHOP IN PROMINENT POSITION ON MAIN ROAD**

**TO LET**

- 1,057 sq.ft.
- Prominently located on Hythe Road (A292)
- 2 x Car Parking spaces
- New lease available

**Rent: £16,000 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 Hythe Road (A292) in Willesborough, just opposite Mill Lane. Approximately 2 miles east from Ashford Town Centre, the property is situated within a residential area with a variety of other businesses nearby including BP petrol station, Costcutter and a variety of shops in the nearby Church Road parade including a Chinese and Indian takeaway, Fish & Chip shop, tanning/beauty shop and café, to name a few.

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 ground floor lock-up shop is part of a detached building of solid brick construction under a slate tile roof, providing just over 1,000 sq. ft. of retail accommodation in total. The main sales area is configured in an open plan 'L' shape layout with a room off to the right that would be suitable for storage or other uses. Another large room beyond the main sales area would again lend itself to storage or a continuation of the main sales area. There is a separate kitchenette area right at the back of the premises, where a WC will be installed. Two doors provide access to the external parking area which is to be shared with the other occupiers of the building. The premises benefits from a prominent trading position on one of Ashford's busiest roads in and out of the town centre. Formerly trading as a wedding dress shop, it is now suitable for other uses falling into the 'E' use class category or a variety of other uses, subject to planning.

## ACCOMMODATION

Ground Floor Shop            1,057 sq. ft.  
Including Kitchen

## SERVICES

Mains electric and water are connected to the premises.

## BUSINESS RATES

The premises is currently assessed as Shop and Premises and has a rateable value of £10,750. Small business rate relief is available for qualifying tenants. The uniform business rate multiplier for the year 2021/22 is 49.9p.

## TERMS

The premises are available from Summer 2022 by way of a new FRI lease with lease terms to be agreed, however, a rent of £16,000 per annum is being sought.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of 61 (Band C). Full report available upon request.

## 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 prospective tenants.

## 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.

