

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Ground Floor, 74 New Street, Ashford, Kent, TN24 8TT

What3Words location: palace.free.forget



PROMINENT GROUND FLOOR RETAIL ACCOMMODATION WITHIN WALKING DISTANCE TO TOWN CENTRE

TO LET

- 754 sq ft plus kitchen & WC
- Car parking for 2 vehicles
- Immediate Availability
- Recently refurbished, ready for new Tenant to fit-out
- New lease available

Rent Sought: £12,000 per annum

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 prominently located just after the roundabout on the A292, between Magazine Road and Somerset Road, virtually opposite Lidl supermarket. This is an extremely good location approximately ¼ mile north east of Ashford town centre and will benefit from extremely good visibility/prominence.

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 now some 38 minutes distant via HS-1.

DESCRIPTION

This lock-up retail unit has recently been refurbished and is finished to a "shell" specification ready for a new tenant to fit-out. The premises comprises of a ground floor sales area of just over 380 sq. ft. with a rear storage area of just under 375 sq. ft. and a kitchen of just over 80 sq. ft. including WC. The property benefits from a roller shutter door to the front for added security. To the rear of the premises there is car parking for 2 vehicles and a shed, suitable for storage, benefitting from electricity.

ACCOMMODATION

Retail/Studio space	381 sq. ft.
Rear Retail/Store area	373 sq. ft.
Kitchen	81 sq. ft.
Plus WC.	
Total	835 sq. ft.
External store/shed	108 sq. ft.



SERVICES

We are advised that mains electric and water will be connected to the premises.

BUSINESS RATES

The premises has a Rateable Value of £4,200 from 1st April 2023. The uniform Business Rate Multiplier for the year 2023/24 is 49.9p. The majority of occupiers will be eligible for Small Business Rate Relief.

TERMS

The premises will be available by way of a new fully repairing and insuring lease, the terms of which are negotiable. A rent in the order of £12,000 per annum is being sought on an exclusive basis.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an Energy Efficiency Rating of D (85). Full report available upon request.

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.