

# Stafford Perkins

CHARTERED SURVEYORS

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**FORMER RESTAURANT OPPORTUNITY WITHIN WALKING DISTANCE OF TOWN CENTRE**

## **FOR SALE**

- Former Restaurant Building of 3,955 sq.ft.
- Ground Floor circa 1,675 sq.ft.
- Immediate availability
- Suitable as Restaurant or similar uses within Use Class E
- Walking distance to Ashford Town Centre

**Freehold Offers Sought in excess of £550,000**

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, formerly trading as Po Thai Restaurant, is located on the southern side of Park Street, to the left of the McDonalds car park. It is opposite The Panorama building and is only a few hundred yards walking distance of Ashford town centre. Whilst this is a prominent trading location on a busy thoroughfare it is in a secondary position, however it will be adjacent to a development site proposed to be a hotel in the near future. Other nearby traders include Café Nero, Halifax Building Society, The British Heart Foundation and Bet Fred.

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 detached building of solid brick construction provides approximately 4,000 sq.ft. of accommodation over four floors. The ground floor comprises of just under 1,700 sq. ft. and includes a bar, and open plan area, previously used for seating, with a separate kitchen and WC. The mezzanine of just over 345 sq. ft. consists of a further seating area with WCs. The first floor of just under 1,300 sq. ft. is open plan and includes a bar, kitchen and WCs. The second floor of just under 650 sq. ft. appears to have previously been used as residential accommodation for staff and is split into various rooms separated by partition walls, and includes a kitchen and shower room with WC. The building is likely remembered locally as the Downtown Diner, however, it was previously operating as Po Thai, a Thai Restaurant. The property would therefore be ideal for another restaurant user who can make use of the current layout, fixtures and fittings, or a user falling within Use Class E. Externally there is space for 1-2 vehicles to the front, an outside decked seating area and stores.

Note: Redevelopment of the building/upper floors to residential is not possible at this time due to the "Stodmarsh nutrient quality issue" - further detail available upon request.

## ACCOMMODATION

Ground Floor	Mezzanine	First Floor	Second Floor	Total
1,675 sq. ft.	346 sq. ft.	1,286 sq. ft.	648 sq. ft.	3,955 sq. ft.

## SERVICES

All main services are connected to the premises.

## BUSINESS RATES

The premises are assessed as "Restaurant and Premises" and are currently assessed at a Rateable Value of £10,500. The 1<sup>st</sup> and 2<sup>nd</sup> floors are assessed separately under "Function room and premises" and are currently assessed at a Rateable Value of £3,400. Therefore, the rateable value for the whole building is £13,900. The uniform business rate multiplier for the year 2023/24 is 49.9p.

## TERMS

The premises are available freehold with vacant possession upon completion with offers sought in excess of £550,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises are currently assessed as a Band D (87). The 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.