

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

8 Kingfisher Business Centre,  
Henwood, Ashford, Kent TN24 8DH



## INVESTMENT OPPORTUNITY DANCE STUDIO

### FOR SALE

- Passing rent = £14,500 p.a.
- Circa 2,500 sq.ft.
- Let in conjunction with adjoining premises.

**Offers Sought: In the region of £250,000**

STAFFORD PERKINS

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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

Unit 8 Kingfisher is located towards the rear of the Kingfisher Business Park on the western half of Henwood Industrial Estate, approximately ½ mile east of Ashford town centre and midway between junctions 9 and 10 of the M20 motorway.

Ashford, one of Kent's designated growth centres currently has a population of approximately 75,000 inhabitants and is set to grow substantially within the next 20 years. The town is centrally located within the county, benefitting from a fine communication network via the A20/M20 and 5 mainline railways. Ashford International Passenger Station can give access to Northern Continental Europe via Eurostar and London is some 38 minutes distant via HS1. The Henwood Industrial Estate is a thriving and well-established estate housing many local and national firms.

## DESCRIPTION

This unit was built in around 2006 of steel portal frame construction, having insulated profiled steel cladding to elevations and roof. Units 7 & 8 form the rear half of a block of four units and are occupied by one tenant trading as a dance studio. Unusually the units are in separate ownership with Unit 8 now coming to the market. It forms the right-hand half of the pair and incorporates the reception area on the ground floor, with music studio and rear office, with further dance studio on the first floor. WCs are on both ground and first floor. Externally there is reasonable car parking.

## ACCOMMODATION

	Sq Ft
<u>Ground Floor</u>	1,325
<u>First Floor</u> Plus WCs	1,325

## SERVICES

All main services are connected to the premises.

## BUSINESS RATES

The premises are currently assessed in conjunction with the adjoining unit but we believe the Rateable Value would be in the order of £16,600 if assessed separately. The uniform business rate multiplier for the year 2022/23 is 49.9p.

## LEASE TERMS

The premises are currently held under a 10-year lease granted in June 2014 at a passing rent of £14,500 per annum. Lease expiry is in June 2024..

## PRICE

Offers are sought in excess of £250,000. VAT is not thought to be applicable in this instance.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an EPC rating of 47 (Band B) on the scale devised by HMG. Full Certificate and Report are available on request or can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900