

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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47-49 Whitfeld Road

Ashford

Kent TN23 7TS

W3W: torn.lights.spell



LIGHT WORKSHOP/STORAGE ACCOMMODATION

TO LET

- Ground floor workshop/warehouse 867 sq ft
- New lease available
- Immediate availability

Rent: £8,500 per annum exclusive

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 located on the southern side of Whitfeld Road, just east of the junction with Upper Denmark Road. 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

This effectively end-terraced building of solid brick construction comprises a ground floor workshop/warehouse just under 870 sq ft suitable for a variety of light industrial uses, and within which two small offices have been created. The ground floor workshop/warehouse benefits from its own WC facilities and has a vehicle sized access door onto the street. Upper floor offices let separately. Minimum eaves height of 7ft 5in.

ACCOMMODATION

Workshop/Warehouse + WC 867 sq ft

SERVICES

Mains water and electricity are connected to the premises.

RATEABLE VALUE

The premises are assessed at a rateable value of £7,000. The uniform business rate multiplier is 49.9p for the year 2023/24. It is likely that the ingoing tenant will be eligible for Small Business Rate Relief.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £8,500 per annum exclusive.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed as having an Energy Efficiency Rating of 85 (Band D), however this certificate has recently expired and a new one is 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.