

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

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W3W: clear.mile.smiled



LOCK UP RETAIL SHOP

TO LET

- Ground floor lock up shop totalling 505 sq. ft.
- Rear Courtyard Access
- New Lease Available
- Prominent Town Centre Location
- Visible from Ring-Road

Rent: £15,000 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 situated within the town centre of Ashford in a highly visible location from traffic passing along Edinburgh Road and Somerset Road.

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 can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

This unit is the ground floor retail area of a substantial two storey brick building situated close to the corner of Gilbert Road. It has brick external elevations beneath a pitched, tiled roof and benefits from rear access from Gilbert Road. The sales area is currently configured in two rooms of just under 350 sq. ft., with a storage room of just over 60 sq. ft., further store of 20 sq. ft. plus a kitchen and WC to the rear.

ACCOMMODATION

Ground Floor Sales Area: 344 sq.ft.
Storage Room: 61 sq. ft.
Store: 20 sq. ft.
Kitchen: 80 sq. ft.
Plus WC

Total: 505 sq. ft.

SERVICES

All mains services are connected.

BUSINESS RATES

The premises have a Rateable Value of £5,200. The uniform business rate multiplier is 49.9p for the year 2023/24. Small Business Rate Relief is available for qualifying occupiers.

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 £15,000 per annum.

LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 74 (Band C). Full certificate and recommendation report are available on 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.

