

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

1st & 2nd Floor Offices, 65 High Street
Ashford, Kent, TN24 8SG

W3W: onion-tips-bigger



1st & 2nd FLOOR OFFICES WITHIN ASHFORD TOWN CENTRE

TO LET

- 733 sq.ft. of office accommodation over 1st & 2nd floors
- Self-contained and easily accessible
- New lease available
- Town Centre location

Rent Sought: £8,000 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

65 High Street is located within the centre of the town centre backing on to the churchyard, being opposite Boots. The offices are accessed via their own rear personnel door, facing the Churchyard.

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 is a three storey, mid terraced, tile hung building of timber and brick construction under a hipped tiled roof, which is Grade II listed and believed to date back to the early 18th century. The offices are finished to a good standard, having previously been used by a firm of architects, and have a spacious feel with more headroom than might be expected from such a historic building. The premises comprise just under 425 sq. ft. of accommodation on the first floor, which benefits from Cat II lighting, carpeted flooring and data cable points, within two separate rooms. There are WC facilities on the first floor. On the 2nd floor there is an open plan office of just over 300 sq. ft. benefiting from LED light panels, carpeted flooring and plenty of data cable points, as well as a small kitchenette area.

ACCOMMODATION

1st Floor

Office	108 sq. ft.
Office	315 sq. ft.
Total	423 sq. ft.

Plus WC

2nd Floor

Office	310 sq. ft.
Kitchenette	25 sq. ft.



SERVICES

Mains electric and water are connected to the premises.

BUSINESS RATES

The premises are assessed as "Office and premises". The first floor has a rateable value of £4,000. The 2nd floor is split into two assessments of £4,050 combined. Overall, the rateable value for both the 1st & 2nd floors is £8,050. The uniform business rate multiplier for the year 2023/24 is 49.9p. It is anticipated that the majority of occupiers 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 £8,000 per annum.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises is to be re-assessed.

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.