

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

## Basement Studio/Office, 11 New Street Ashford, Kent, TN24 8TN



### TOWN CENTRE BASEMENT STUDIO/OFFICE

### TO LET

- Office/Studio 387 sq.ft.
- Outside Store 21 sq.t.
- Immediate Availability
- New lease available
- Air conditioning

**Rent: £6,000 per annum exclusive**

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

This property is located on the southern side of New Street, just east of its junction with Gilbert Road in the heart of Ashford's north-west pedestrianized area and not far from one of the entrances of the Park Mall Shopping Centre. New Street and Castle Street join the main pedestrianized High Street opposite Marks & Spencer and there is a variety of other established local traders nearby.

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 mid terraced studio/office property provides basement, office/studio and storage accommodation of approximately 400 sq ft. It has recently been refurbished and includes an air conditioning unit, providing a rear office/studio of some 236 sq ft with front office/studio of some 151 sq ft and lobby of 29 sq ft and separate WC. Externally, but still under cover is a bin/bike store of some 21 sq ft.

## ACCOMMODATION

Rear Office/Studio	236 sq ft
Front Office/Studio	151 sq ft
Lobby	29 sq ft
Bin/Bike Store	21 sq ft

## SERVICES

Mains water and electricity are connected to the premises.

## BUSINESS RATES

The premises have a rateable value of £1,250. Small Business Rate relief is available for qualifying tenants. The uniform business rate multiplier for the year 2024/2025 is 49.9p.

## 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 £6,000 per annum exclusive.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

To be arranged. Certificate and Report can be viewed when available at <https://find-energy-certificate.digital.communities.gov.uk/>

## 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.

## ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.