

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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2 Middle Street
Ashford, Kent, TN23 1AY

W3W

bats.spout.fired



PROMINENT CENTRAL LOCATION

TO LET

- 509 sq.ft.
- New Lease Available
- Town centre location

Rent Sought: £12,000 per annum plus VAT

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 north side of Middle Street and can be found on the left-hand side going up Bank Street. Benefiting from being the heart of Ashford town centre. 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 end terrace, brick-built building provides sales accommodation on the ground floor with storage. The sales area provides a little under 530 sq. ft. of retail accommodation which is some 16ft wide and 22ft long, with a little under 5ft glass shop frontage, additionally it also benefits from easy in & out delivery access via the road adjacent.

ACCOMMODATION

Sales 451 sq.ft
Store 58 sq.ft

SERVICES

There is a 3-phase electrical supply and there appears to be a water connection to the unit along with its own WC.

BUSINESS RATES

The rateable value is currently assessed as £7,900. The uniform business rate multiplier is 49.9p for the year 2024/25. Small Business Rate Relief is available for qualifying tenants.

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 £12,000 per annum. A three-month deposit will be payable upon first occupation, to be held for the duration of the lease.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an Energy Efficiency Rating of Band C (51). Full report available upon 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 or through the website www.commercialleasecodeew.co.uk

