

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

4 Middle Row,
Ashford, Kent, TN24 8SQ

W3W: Lied.nails.lights



TOWN CENTRE RETAIL PREMISES

TO LET

- 450 sq. ft. Sales Area
- Central location with return frontage
- Basement storage of 400 sq. ft.
- Immediate Availability
- New lease available

Rent: £12,000 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 located in the centre of Ashford, Middle Row being at the junction of North Street and High Street in the centre of town. The property faces west towards the High Street and is extremely prominent.

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

These centrally located premises provide approximately 850 sq. ft. of accommodation. The ground floor offers just under 450 sq. ft. of sales accommodation, benefitting from a return frontage. It is attractively finished having a timber laminate floor, dado trunking and spotlights within the ceiling. The basement provides 400 sq. ft. of storage.

This building is an attractive listed building in a conservation area in the centre of Ashford and has previously been used as an estate agents' office benefitting from "E" planning consent (formerly A2 consent), and can be used for any other retail uses within the "E" use class as well.

ACCOMMODATION

Ground Floor Sales Area	448 sq. ft.
Basement Storage	400 sq. ft.

SERVICES

Mains water and electricity are connected to the premises with mains gas being available.

BUSINESS RATES

The premises have a rateable value of £15,500, the uniform business rate multiplier for the year 2024/25 being 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 £12,000 per annum exclusive.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed as having an Energy Efficiency Rating of 90 (Band D). Full report 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.

