

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

2 Park Street  
Ashford, Kent TN24 8LG

W3W: [tender.chew.wash](https://www.tender.chew.wash)



**CENTRALLY LOCATED LOCK-UP RETAIL/OFFICE PREMISES**

**TO LET**

- Sales Area approximately 500 sq.ft.
- Close to Town Centre car parking
- Comfort Cooling
- New lease available
- Self-contained

**Rent: £13,000 per annum exclusive**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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 on the northern side of Park Street, between its junction with Edinburgh Road and North Street. It is close to the Edinburgh Road multi-storey car park and is in close proximity to Boots, Pizza Express, Wilkinsons, Iceland and WH Smiths.

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 ground floor lock-up shop provides a sales area of a little under 500 sq ft. It benefits from aluminium framed display windows to the front, a laminated timber floor, fluorescent strip lights and window spot lights, air conditioning and night storage heaters. There is a small kitchen of approximately 40 sq ft to the rear of the premises along with a WC and wash hand basin. The premises were previously used as an employment agency, the old A2 planning consent however, any other 'E' class use including retail could be considered.

## ACCOMMODATION

Office/Sales area	476 sq ft
Kitchen	40 sq ft
Plus WC	

## SERVICES

Mains water and electricity are connected to the premises.

## BUSINESS RATES

The premises have a rateable value of £8,300. The uniform business rate multiplier for the year 2024/25 is 49.9p. Small Business Rates 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 £13,000 per annum exclusive.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The premises are under 50 sq metres and do not require an Energy Performance Certificate.

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.