

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 5, Epps Building, Bridge Road, Ashford,
Kent, TN23 1BB

W3W: [cried.note.bulb](https://www.google.com/maps/@51.3333333,0.8333333,15z).



USEFUL MOTOR VEHICLE WORKSHOP

TO LET

- Circa 1,400 sq.ft.
- Motor Vehicle use permitted
- Immediate Availability
- New lease available

Rent Sought: £14,000 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

The Epps Building is located on the north-western side of Bridge Road, just south of its junction with Godinton Road and the A28 (Tank) roundabout which is the junction of Chart Road with Templar Way. This site is located approximately half a mile west of Ashford town centre, not far from Junction 9 of the M20 motorway.

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-terraced workshop building currently comprises a workshop with mezzanine/office over with an additional separately accessed garage/store. The workshop is approximately 1,000 sq.ft. with the extra garage/store being 222 sq.ft. There is a first floor office/M.O.T. observation area of a little under 150 sq.ft. with a little under 120 sq.ft. of additional mezzanine storage. There is a communal W.C and car parking to the front of the units for approximately 4 vehicles.

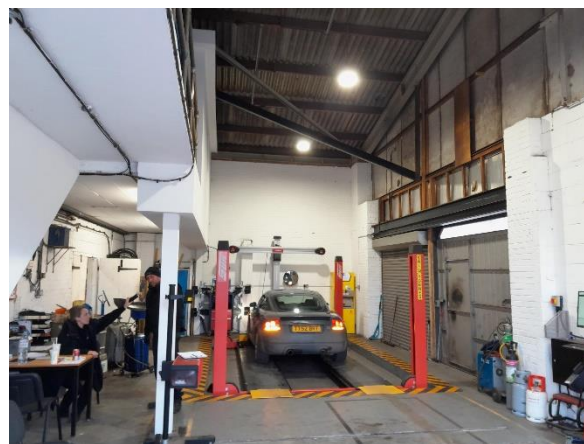
ACCOMMODATION

Ground Floor

Workshop	946 sq. ft.
Extra garage/store	222sq. ft.

First Floor/Mezzanine

Office	144 sq.ft.
Store	115 sq.ft.



SERVICES

3-phase electricity and mains water are connected to the premises.

BUSINESS RATES

The premises currently have a rateable value of £13,250 although this will be reduced on re-letting. Small business rate relief is available for qualifying tenants. The uniform business rate multiplier for the year 2024/25 is 49.9p.

TERMS

The premises are available by way of a new Fully Repairing and Insuring lease, the terms of which are negotiable. A rent of £14,000 per annum plus VAT is being sought.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises has an Energy Efficiency Rating of 103 (Band E). Full report available upon request.

VIEWING

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