

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Former Jewson Site, Carlton Road,
Ashford, Kent TN23 1DP

W3W: flows.tell.rigid



Preliminary Details



WELL-ESTABLISHED FORMER BUILDERS MERCHANTS

ON BUSY ESTATE

TO LET

- Adjoining showroom/warehouse area 18,600 sq.ft.
- Separate store building 3,350 sq.ft.
- Yard area 7,000 sq.ft.
- Available Q4 2024 following refurbishment

Rent Sought: £210,000 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 site is located on the western side of Carlton Road, just south of its junction with the A28 Chart Road approximately ¼ mile south-west of 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 site of 1.25 acres comprises a main seven-bay warehouse building of concrete portal frame construction having perimeter road and yard area and providing 18,500 sq.ft. of accommodation with an additional brick built store building providing a further 3,500 sq.ft. The site is securely fenced and has previously been occupied by Jewsons for many years. It is now awaiting refurbishment and re-letting to an occupier with similar requirements.

ACCOMMODATION

Showroom:	5,225 sq.ft.
Warehouse:	13,400 sq.ft.
Additional Store:	<u>3,347 sqf.t.</u>
Total:	21,974 sq.ft.

Yard Area: 7,000 sq.ft.

SERVICES

We believe that all main services are connected to the site.

BUSINESS RATES

The premises have a rateable value of £143,000.

The uniform business rate multiplier for the year 2023/24 is 51.2p.

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 £210,000 per annum plus VAT.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 80 (Band D).

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

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

ANTI MONEY LAUNDERING REGULATIONS

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

