

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

1B Middle Row,
Ashford, Kent TN24 8SQ



LOCK-UP RETAIL PREMISES

TO LET

- 200 sq ft sales area, plus basement storage
- New lease available
- Prominent position in central Ashford

Rent Sought: £8,500 per annum

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

1B Middle Row is located in the centre of Ashford in the heart of the pedestrianized area, benefiting from a return frontage and high footfall.

Ashford, one of Kent's designated growth centres currently has a population of approximately 75,000 inhabitants and is set to grow substantially within the next 20 years. The town is centrally located within the county, benefitting from a fine communication network via the A20/M20 and 5 mainline railways. Ashford International Passenger Station gives direct access to Northern Continental Europe via Eurostar and London is some 38 minutes distant via HS1.

DESCRIPTION

This small, end of terrace ground floor lock-up shop benefits from a large window frontage and has A1 retail use or other use subject to planning permission being granted. The basement is accessed via a trap door behind the counter and has WC facilities with approximately 160 sq ft of storage.

ACCOMMODATION

Sales area	200 sq ft
Basement storage	160 sq ft
WC	

SERVICES

Mains water and a single-phase electricity supply are connected to the premises.

RATEABLE VALUE

The premises are currently assessed as having a Rateable Value of £5,700. The current uniform business rate multiplier for the year 2024/25 is 49.9p. Small business rate relief is available for qualifying tenants.

TERMS

The premises are available by way of a new full repairing and insuring lease, the terms of which are negotiable, however a rent in the order of £8,500 per annum is being sought.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as a band E with a rating of 108.

VIEWING

Strictly by appointment through the agent 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.

