

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

The Old Framing Yard, Nickley Wood Shadoxhurst, Ashford, Kent TN26 1LZ

W3W: cooked.traded.herds



WORKSHOP, OFFICE AND OPEN STORAGE YARD IN RURAL LOCATION

FOR SALE

- Open workshop Circa 2,300 sq.ft.
- Covered Workshop circa 900 sq.ft.
- Office/reception nearly 500 sq.ft.
- Large open storage yard.

Offers sought: in the region of £500,000.

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 Old Framing Yard is located on the north western side of Nickley Wood Road just north of its junction of Church Lane approximately ¾ of a mile south east of Shadoxhurst, a small village of approximately 1,000 inhabitants which itself lies some 4 miles south west of Ashford. This is a remote rural location not suited to heavy industrial, but has long been connected with the timber products industry and would be suitable for that and related uses.

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 approximately one and a quarter acres is roughly rectangular in shape and is predominantly laid to consolidated hardcore although some areas are laid to concrete. The site is clearly delineated and securely fenced. There is one building on site of portal framed construction providing an open store/workshop of some 2,303 sq ft To one side a range of offices and reception rooms totalling a little under 500 sq ft and on the other side is a workshop of some 900 sq ft. The site benefits from mains water and 3 phase electricity and although there are no W.C. facilities on site this could be rectified fairly easily. Externally there is hardstanding to the front of the unit for car parking and loading/unloading.

ACCOMMODATION

Open Workshop	2,303 sq ft
Workshop	905 sq ft
Office	124 sq ft
Office	118 sq ft
Office	205 sq ft
Yard – approximately 1.25 acre	

SERVICES

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

BUSINESS RATES

The premises are assessed as 'workshop and premises' and have a rateable value of £19,500. The uniform business rate multiplier for the year 2024/25 is 49.9p.

TERMS

The premises are available freehold with vacant possession upon completion. Offers are sought in the region of £500,000. It is not believed that VAT is applicable to the sale price.

LEGAL COSTS

Both parties to be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

No EPC is required as none of the premises is heated.

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 tenant*

