

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Kengate Dry Cleaners, South Stour Avenue, Ashford, Kent TN23 7RS

W3W: [share.navigate.save](https://www.share.navigate.save)



RETAIL/WORKSHOP/WAREHOUSE/RE-DEVELOPMENT OPPORTUNITY IN PRIME LOCATION

FREEHOLD FOR SALE

- Circa 7,000 sq.ft.
- 0.4 of an acre
- 3-phase electricity
- Immediate availability
- Opportunity to acquire existing business (Laundry/Drycleaners)
- Redevelopment/Residential opportunity subject to planning
- Close to Ashford Designer Outlet and International Station.
- Excellent Transport Links

Offers Sought: in the region of £695,000 plus VAT

STAFFORD PERKINS

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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 property is located on the southern side of South Stour Avenue, immediately to the west of its junction with Eastmead Avenue, approximately 500 yards of Ashford town centre, accessed off Beaver Road on the southern side of the A24042. This is an excellent location with close proximity to Ashford International Station and easy access to the motorway network.

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 0.4 of an acre has a prominent corner location enjoying two separate road accesses. The main workshop/warehouse building provides a little under 3,500 sq. ft. of accommodation and it has been extended to the front elevation and both side elevations with single storey extensions totalling a further 3,500 sq. ft. There is an area of expansion land in the rear south western corner of the site, whilst the north eastern and north western corners of the site are laid to tarmac and provide hardstanding and parking areas. The site enjoys a prominent location onto both South Stour Avenue and Eastmead Avenue. The main workshop/warehouse building has an eaves height of some 8 ft. 9" rising to an apex of 17 ft. 5" and it is accessed from the rear via a steel roller shutter door some 10 ft. 4" wide by 12 ft. 4" high. The various side and front extensions are used for further storage, office and retail showroom accommodation.

The site is currently used as a laundry/dry cleaners with ancillary fancy dress hire operation but could be suitable for a variety of other uses, including retail, leisure and industrial subject to the necessary planning consents.

ACCOMMODATION

	<u>Sq. Ft.</u>
Main Workshop	3,352
Side Lean-To	620
Front Extension	1,728
Side Office	308
Side Extension	<u>851</u> + WCs
Total	6,859

SERVICES

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

BUSINESS RATES

The property is currently assessed at a Rateable Value of some £50,500, the uniform business rate multiplier for the current year being 49.9p.

TERMS

The freehold interest of the premises is available with vacant possession upon completion and offers are being sought in the region of £695,000. We are advised that VAT is applicable to the sale price.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The property is assessed as having an energy efficiency rating of 93 (Band B). Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING Strictly by appointment through the agents 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 purchasers.