

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

1st Floor, 16-18 North Street,
Ashford, Kent, TN24 8JR



TOWN CENTRE OFFICE ACCOMMODATION

TO LET

- 1st Floor Offices totalling 512 sq. ft.
- Town Centre location neighbouring Pizza Express
- New Lease
- Immediate Availability

Rent Sought: £9,000 per annum exclusive.

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 property is situated on the eastern side of North Street and is located at the northern end of the street within the pedestrianed area of the town, only a short walk from the High Street.

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 is an attractive mid terraced, three storey Grade II listed building. The first floor office suite provides 512 sq.ft. of accommodation accessed via a communal entrance on the ground floor with intercom system. The office benefits from large bay windows to the front two offices and one office to the rear combined with a good sized kitchen facility and separate WC.

ACCOMMODATION

First Floor Offices – three rooms:-	512 sq. ft.
Kitchen	96 sq.ft.
Plus WC	

SERVICES

Mains water and electricity are connected to the premises.

BUSINESS RATES

The 1st floor office has a rateable value of £5,400. 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 £9,000 per annum is being sought.

LEGAL COSTS

The ingoing tenant will be responsible for both parties' reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The upper floors have been rated in Band C. Full report and certificate available from https://find-energy-certificate.service.gov.uk/find-a-non-domestic-certificate/search-by-postcode?lang=en&property_type=non_domestic

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 prospective tenants.