

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

Unit 1A Middle Row, Ashford, Kent TN24 8SQ

W3W: /finely.trend.rivers



PROMINENT CENTRALLY LOCATED RETAIL UNIT WITH UPPER FLOOR OFFICES USE CLASS 'E'

**TO LET**

- Recently refurbished to a high standard
- Immediate availability
- Circa 1,150 sq. ft. of accommodation over ground, first and second floor plus basement storage
- Return frontage

**Rent Sought: £25,500 Per Annum**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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 located in the heart of Ashford town centre at the eastern end of Middle Row, facing the lower High Street. This is a central location with immediate neighbours including McDonald's, Mann & Co Estate Agents and HSBC Bank on the junction of High Street and North Street.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 64,000 inhabitants and is centrally located within the county, benefiting from a fine communication network via the A20/M20 and five mainline railways. Ashford International passenger station can give direct access to northern continental Europe and HS-1 makes London some 38 minutes distant.

**DESCRIPTION**

This ground floor lock-up shop provides approximately 560 sq. ft. of sales accommodation in a prominent location, having a further 417 sq. ft. of accommodation on the first floor. The second floor, accessed by a spiral staircase, has a further office/store of a little under 100 sq. ft. with male and female WCs with further storage accommodation. There is rough storage accommodation of over 200 sq. ft. in the basement. The whole building has recently been refurbished to an exceptional standard and the shop could be traded from straight away.

**ACCOMMODATION**

	Sq. Ft.
<u>Ground Floor</u>	
Sales Area	560
<u>First Floor</u>	
Office/Store	101
Office	234
Circulation Space	82
<u>Second Floor</u>	
Office/Store	93
WC Lobby	83
Plus Male & Female WCs	
<u>Basement</u>	
Rough Storage	232

**SERVICES**

Mains water and electricity are connected to the premises.

**ENERGY PERFORMANCE CERTIFICATE**

Results awaited.

**BUSINESS RATES**

The premises are assessed as 'Shop & Premises' having a Rateable Value of £24,500. 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 however, rent in the order of £25,500 per annum is being sought.

**LEGAL COSTS**

The in-going tenant is to be responsible for both parties' reasonable legal costs.

**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 tenants.