

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

2a North Street, Ashford, Kent TN24 8JN



GROUND FLOOR SHOP IN GRADE II LISTED BUILDING

PROMINENT TOWN CENTRE LOCATION

TO LET

- 1,083 sq.ft (approximately)
- Immediate availability
- Busy pedestrian area
- Formerly used as champagne/wine bar

Rents from £20,500 per annum plus VAT.

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 premises are located in the centre of Ashford Town, being located on the western side of North Street just north of its junction with the High St. There are multiple nearby occupiers, the most notable include Boots, McDonalds, WH Smith and Iceland.

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 attractive Grade II listed building, believed to have been built sometime during the 17th Century, benefits from notable features including timber sash windows and bracketed and dentil cornice detailing to the upper external elevations. The ground floor space is divided into three separate retail units each with fully glazed frontage.

Unit 2a is the central unit, fronting North Street opposite the Boots store. The premises were trading until recently as a champagne/wine bar, finished to an extremely high standard with marbled floors and other fittings. These former tenant's fixtures and fittings are available by way of separate negotiation if required.

ACCOMMODATION

Unit 2a 1,083 sq. ft. (100.65 sq.m)
Plus WCs.

SERVICES

Mains water and electricity are connected to the premises.

BUSINESS RATES

Unit 2/2a has a rateable value of £7,600. The standard uniform business rate multiplier for the year 2024/25 is 49.9p. It is expected that Small Business Rate Relief will be available to qualifying occupiers.

TERMS

The premises are available by way of new full repairing and insuring leases, the terms of which are negotiable. The rent to be £20,500 per annum plus VAT.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Unit 2 has an energy efficiency rating of 87 (Band D). Full certificate and report available on request.

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

