

Stafford Perkins

CHARTERED SURVEYORS

01233 613900
11 Park Street
Ashford
TN24 8LR

7 Bank Street
Ashford, Kent, TN23 1BZ



**TOWN CENTRE OFFICE PREMISES WITH "E" USE CLASS
POTENTIAL REDEVELOPMENT OPPORTUNITY**

FOR SALE

- Approx 2,279 sq ft (211.72 sq m)
- Town Centre Location

Offers sought in the region of: £385,000

STAFFORD PERKINS
11 Park Street, Ashford, Kent TN24 8LR
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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

No 7 Bank Street is located on the eastern side, just south of its junction with the High Street in the centre of Ashford. This location is within the pedestrianised area of the town centre with this stretch of Bank Street being a mixed area of professional offices and retail shops.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 64,000 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 property totals some 2,300 sq ft of accommodation over ground, first, second, third and fourth floors, with a further element of storage accommodation within the basement. The building has traded as offices for a firm of solicitors for many years and accordingly has the new 'E' class consent permitting a variety of differing uses. There is rear pedestrian access to the eastern elevation of the building, via a store building.

ACCOMMODATION	<u>Sq Ft</u>	<u>Sq Ft</u>		<u>Sq Ft</u>	<u>Sq Ft</u>
<u>Basement</u>			<u>Second Floor</u>		
Storage		<u>375</u>	Office	97	
<u>Ground Floor</u>			Office	133	
Rear Office	97		Office	<u>156</u>	<u>386</u>
Store	88		<u>Third Floor</u>		
Front Office	120		Office	95	
Lobby	99		Office	145	
Rear Office	<u>260</u>	<u>664</u>	Office	<u>148</u>	<u>388</u>
<u>First Floor Office</u>			<u>Kitchen</u>		<u>14</u>
Office	124		<u>Fourth Floor</u>		
Office	<u>93</u>	<u>217</u>	Office/Store		<u>235</u>
Total Sq Ft					<u>2,279</u>

External Store Building

SERVICES

All mains services are connected to the premises.

BUSINESS RATES

The rateable value is £13,250. The uniform business rate multiplier is 49.9p for the year 2024/25.

TERMS

Offers for the freehold interest with vacant possession upon completion are being sought in excess of £385,000. It is not thought that VAT is applicable in this instance.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed as having an energy efficiency rating of 116 (Band E). Full certificate and report Can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING

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

PLANNING

Since purchasing the property in 2022 the Vendor has obtained Permitted Development/Planning Consent for five studio flats within the original building and three x two-bedroom flats on the land to the rear – See PA/2022/2591 and NOT/2022/3000 on the Local Planning Authority website.