

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

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www.staffordperkins.co.uk

Unit 5, Eden Business Centre
Ashford, Kent TN23 7RS

W3W: [snake.goals.scout](https://www.snake.goals.scout)



MODERN OFFICE INVESTMENT OPPORTUNITY

FOR SALE

- Circa 1,350 sq.ft. approximately
- Currently producing income of £13,200 p.a.
- Immediate Availability
- Central Location – close to railway station
- Seven car spaces

Price – offers in excess of £170,000 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

Eden Business Centre is located on the northern side of South Stour Avenue just east of its junction with Beaver Road, a little under a ¼ of a mile south of Ashford town centre.

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

Unit 5 forms one fifth of Eden Business Centre, a scheme of five similar units constructed in the early 1990s providing originally workshop/storage accommodation on the ground floor with first floor storage above. Whilst Units 1 to 4 have pretty much all been converted to offices throughout; Unit 5 remains in its original configuration and is currently let to two separate tenants as detailed below.

Externally there are seven car parking spaces in total, split between the tenants.

The premises are of steel framed construction having brick/block lower elevations and insulated profiled steel cladding to upper elevations and roof.

ACCOMMODATION

<u>Unit 5</u>	<u>(Approx G.I.A)</u>	
Ground Floor: Workshop/Store:	600 sq.ft.	including WC.
First Floor: Office Accommodation & lobby:	<u>750 sq.ft.</u>	including WC.
Total:	1,350 sq.ft.	

SERVICES

All mains services including a 3-phase electrical supply are connected.

BUSINESS RATES

The premises have separate assessments for ground and first floors; with 5a being assessed as Offices with a rateable value of £4,600, and 5b assessed as Store and premises with a rateable value of £4,550. . The Uniform Business Rate multiplier for the Year 2024/25 is 49.9p.

TENANCY INFORMATION

Unit 5a, the First Floor, is let on a lease expiring in June 2026 at a current rent of £8,000 per annum.

Unit 5b, the Ground Floor, is let on a lease expiring in March 2027 at a rent of £5,200 per annum.

TERMS

The premises are available freehold subject to the existing leases, for which offers being sought in excess of £170,000 plus VAT.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Both EPCs have recently expired and fresh ones are awaited.

VIEWING

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