

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900  
11 Park Street  
Ashford  
TN24 8LR

## 57 High Street, Ashford, Kent TN24 8SG



### TOWN CENTRE LOCK-UP RETAIL PREMISES

### TO LET

- 554 sq.ft.
- New Lease Available/Available June '25
- Basement Storage

**Rent: £15,000 per annum exclusive**

STAFFORD PERKINS

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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

57 High Street is located on the junction of the High Street and Churchyard Passage in the heart of Ashford town centre “behind” Middle Row. This is a central location in the heart of a pedestrianised area, benefiting from a return frontage and a high footfall.

Ashford, one of Kent’s designated growth centres, currently has a population of approximately 85,000 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 end terraced building between the High Street and the Churchyard is suitable for a variety of retail uses, benefiting from a return frontage in a prominent location. The ground floor provides over 550 sq ft of retail accommodation with further rough storage available in the basement of a similar size and there are WC facilities.

## ACCOMMODATION

Ground Floor	554 sq ft
Basement	582 sq ft
Plus WC	

## SERVICES

All mains services are connected.

## BUSINESS RATES

The rateable value is £23,750.

The uniform business rate multiplier is 49.9p for the year 2025/26.

## TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £15,000 per annum.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 66 (band C). Full report and certificate available on request.

## LEGAL COSTS

Both parties’ legal costs to be borne by the ingoing tenant.

## VIEWING

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

## CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.

