

# Stafford Perkins

CHARTERED SURVEYORS

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Ashford

TN24 8LR

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

## 2/2A Middle Row, Ashford, Kent, TN24 8SQ



**PROMINENT TOWN CENTRE RETAIL & OFFICE PREMISES**

**\*WITH DEVELOPMENT POTENTIAL\***

**FOR SALE or TO LET**

- Return Frontage
- Ground Floor & Basement 810 sq.ft.
- 1<sup>st</sup> Floor Offices 438 sq.ft.
- 2<sup>nd</sup> & 3<sup>rd</sup> Floor Total 742 sq.ft.

**FREEHOLD PRICE £325,000**

**Or RENT for whole:- £29,000 P.A. (can be split)**

STAFFORD PERKINS

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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

The premises are in a prominent location, with Middle Row facing on to the junction of Ashford High Street and North Street, making this a very desirable location in the heart of Ashford town centre.

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

Freehold, four-storey building plus basement. Separate access to three upper floors provides potential for residential development, owner occupiers or an investment opportunity. Facing onto Ashford High Street and North Street it is situated in a very prominent and desirable location. Available with full vacant possession, the property is grade 2 listed so is exempt from business rates while unoccupied. The building provides a total of 1920 sq.ft. of accommodation over five floors.

The ground floor retail unit is open plan with access to the basement with storage areas, WC and kitchen facilities. There is access to the three upper floors via the ground floor shop or a separate side entrance.

The three upper floors are currently arranged as 8 office suites with kitchen and WC facilities. The premises benefit from a Use Class 'E', allowing a range of commercial uses with potential to redevelop into residential or other uses subject to the usual planning permissions.

The first-floor office accommodation is self-contained and comprises three office suites with WC and kitchen facilities. The second and third floors are also self-contained to provide a further five office suites, 2 WC's and kitchen.

The property is fitted to a high standard and includes Category II lighting, an entry phone system, fire alarm system and electric wall mounted room heaters.

## ACCOMMODATION

<u>Basement</u> plus Kitchen/WC	372 sq.ft.	<u>First Floor</u> – Offices	368 sq.ft.
<u>Ground Floor</u> – Offices:	438 sq.ft.	<u>2<sup>nd</sup> &amp; 3<sup>rd</sup> Floor</u> – Offices	742 sq.ft.

## SERVICES

All mains services are available.

## BUSINESS RATES

The basement, ground and first floors are assessed with a rateable value of £20,250 and the second and third floors have a rateable value of £4,050. The uniform business rate multiplier for the year 2025/26 is 49.9p. The property is Grade II Listed and as such is exempt from business rates on vacant/un-let parts.

## TERMS

The premises are available freehold with vacant possession. Offers for the whole are sought at £325,000.

Alternatively a new fully repairing and insuring lease is available, the terms of which are negotiable, at a rent of £29,000 per annum for the whole. The floors can also be let separately, in various configurations, e.g:-

Ground floor and basement only @ £19,000 p.a.

Ground floor, basement and first floor @ £24,000 p.a., or the entire building @ £29,000 p.a.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the event of a sale. In the event of a letting the tenant is to be responsible for the landlord's reasonable legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises has an Energy Efficiency Rating of 125 (Band E). Full report available upon request.

## VIEWING

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

**FLOORPLANS** – See our website or links below: -

[https://www.staffordperkins.co.uk/umbraco/Surface/PropertySurface/ViewFile?docKey=64077\\_tq3j22br84hdeusv&filename=Floorplan%20Ground%20and%20basement.pdf](https://www.staffordperkins.co.uk/umbraco/Surface/PropertySurface/ViewFile?docKey=64077_tq3j22br84hdeusv&filename=Floorplan%20Ground%20and%20basement.pdf) and

[https://www.staffordperkins.co.uk/umbraco/Surface/PropertySurface/ViewFile?docKey=64076\\_ud51cuts22791b1f&filename=Floorplan%20C%20upper%20floors.pdf](https://www.staffordperkins.co.uk/umbraco/Surface/PropertySurface/ViewFile?docKey=64076_ud51cuts22791b1f&filename=Floorplan%20C%20upper%20floors.pdf)