

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

2nd Floor Offices, 57 High Street Ashford, Kent, TN24 8SG



TOWN CENTRE OFFICE ACCOMMODATION

TO LET

- 432 sq.ft.
- New Lease Available
- Rear access from The Churchyard
- Town Centre Location

Rent: £5,000 per annum exclusive

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

No 57 High Street is located within the centre of the picturesque town centre backing onto the churchyard, being opposite Boots. It is centrally located within the Middle Row pedestrianised area of the 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 gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

These three second floor office suites are accessed via a shared rear entrance and staircase and benefits from shared W.C. facilities. It comprises three individual rooms, some of which are built into the eaves of the roof. There are shared W.C. facilities on the first floor and on the ground floor.

ACCOMMODATION

Rear Office	158 sq ft
Side Office	180 sq.ft.
Front Office	94 sq.ft.

SERVICES

Mains water and electricity are connected to the building.

BUSINESS RATES

The premises are assessed at a rateable value of £4,050. The uniform business rate multiplier is 48p for the year 2018/19.

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 £5,000 per annum exclusive.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises are too small to require an Energy Performance Certificate.

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.