

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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13 New Street
Ashford, Kent TN24 8TN



PROMINENT GROUND FLOOR RETAIL PREMISES CLOSE TO TOWN CENTRE

TO LET

- 289 sq.ft. retail area plus rear store 143 sq.ft.
- Immediate Availability
- New lease available
- 1 Car Parking space

Rent: £12,000 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

This property is located at the junction of New Street and Gilbert Road, just a short walk from the main High Street area with the County Square and Park Mall shopping centres close by. The premises enjoy a prominent position visible from the main ring-road circling 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 can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

This is an end-terrace, brick-built, three storey property with return glazed frontage to both New Street and Gilbert Road. The main retail area is approximately 289 sq.ft. and there is a rear store room of 143 sq.ft. The premises benefit from Cat II lighting and a small kitchenette area with WC within the rear store.

ACCOMMODATION

Retail Area:	289 sq.ft.
Rear Store:	<u>143 sq.ft.</u>
Total:	432 sq.ft.

SERVICES

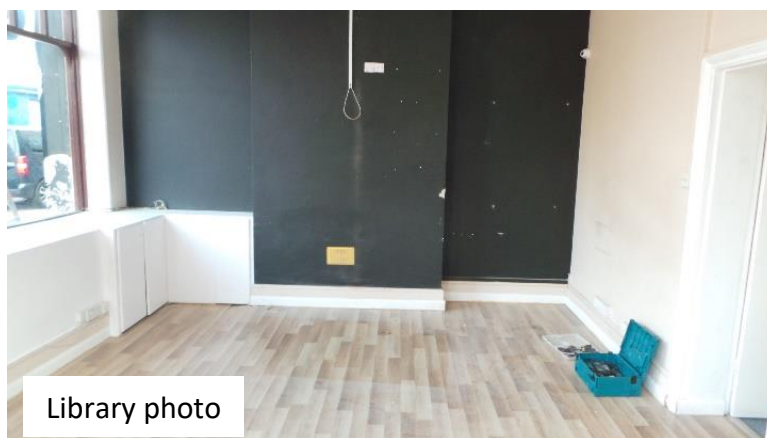
All main services are connected to the premises.

BUSINESS RATES

The premises have a rateable value of £9,800.

100% Small Business Rate Relief is available for qualifying tenants.

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



Library photo

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 £12,000 per annum exclusive.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' reasonable legal costs.

ENERGY PERFORMANCE CERTIFICATE

The shop is assessed as having an EPC Rating of 93 (Band D).

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.