

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

73a High Street, Ashford,
Kent, TN24 8SF



CENTRALLY LOCATED LOCKUP PREMISES WITH ADDITIONAL BASEMENT

TO LET

- Sales Area Approx. 400 sq.ft.
- New Lease Available
- Basement Accommodation Approx. 340 sq.ft.
- Immediate Availability

Rent Sought: £18,500 per annum

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

73a High Street is located on the southern side of the High Street, just east of its junction with Bank Street in the heart of Ashford town centre. This centrally located A1 lockup shop benefits from double fronted window display within the pedestrianised part of the town centre. Formerly trading as a coffee shop/restaurant, it is now available for a variety of other retail uses, or other use subject to planning consent.

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 double fronted lockup shop provides some 387 sq.ft. of sales accommodation on the ground floor, the basement provides some 338 sq.ft. of accommodation, including kitchen facilities and in its current configuration a small office/store, consulting room and store along with WC facilities.

ACCOMMODATION

Ground Floor:

Sales Area	387 sq.ft.
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Basement:

Kitchen	51 sq.ft.
Store	29 sq.ft.
Consulting Room	207 sq.ft.
Office/Store	51 sq.ft.

SERVICES

Mains water and electricity services are connected. It is thought the mains gas is available.

BUSINESS RATES

The premises are currently assessed as "shop & Premises" having a Rateable Value of £19,750 according to the Valuation Office Agency website. The uniform business rate multiplier for the current year is 38.2p.

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 £18,500 per annum.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 74 (Band C). Full certificate and recommendation report are available on request.

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.