



Hayesbank

Ref: 8846248

18 Canterbury Road, Ashford, TN24 8JX

Freehold: £700,000

13 letting rooms plus caretaker's room

Detached property on corner plot

Town centre location

Off street parking

Good turnover opportunities

Energy Rating C

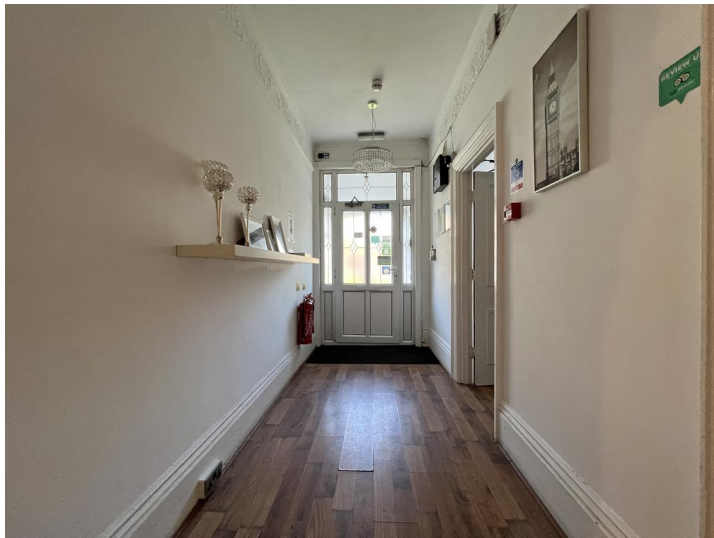


An older style detached property on a corner plot, having red brick elevations under a mainly tiled roof.

Location

Located close to the town centre in Ashford on the Canterbury Road. The guesthouse is situated a short drive away from Junctions 9 and 10 of the M20 and close to Ashford International railway station, which provides fast trains to London (37 minutes) and standard service (one hour 20 minutes), plus Eurostar services.

Ashford, the largest borough in Kent, has a fast growing population, which has more than trebled in the last 40 years. Rapid and ongoing investment has turned Ashford into one of the UK's most prosperous areas, with new businesses, leisure opportunities, retail developments, first class transport links and quality new housing.



Fixtures & Fittings

The trade fixtures and fittings are included in the asking price.

Ground Floor

Entrance hall, office, guest dining room, kitchen and caretaker's room with ensuite. Three ensuite bedrooms comprising of two doubles and a triple.

Other Floors

On the first floor there are five ensuite bedrooms with three being doubles and two being triples.

At second floor level there are three more bedrooms, a double, a twin and a single, with shared facilities of a shower room and separate WC.

Accessed independently from the outside, at the front of the property there is a ground floor suite of two double bedrooms with a shared shower room, ideal for use as a family unit.



External Details

To the front of the property there is a garden area and to the rear off road parking facilities.

Staff

The day-to-day running of the business is done by a caretaker manager and a small team of part time staff, with guidance from the owners.

The Opportunity

The business has been in the current ownership since 2016 and has enjoyed a good steady trade with holiday makers using Ashford International station on their way to the Continent or into the UK, or with trades people working on the many development projects in and around Ashford.



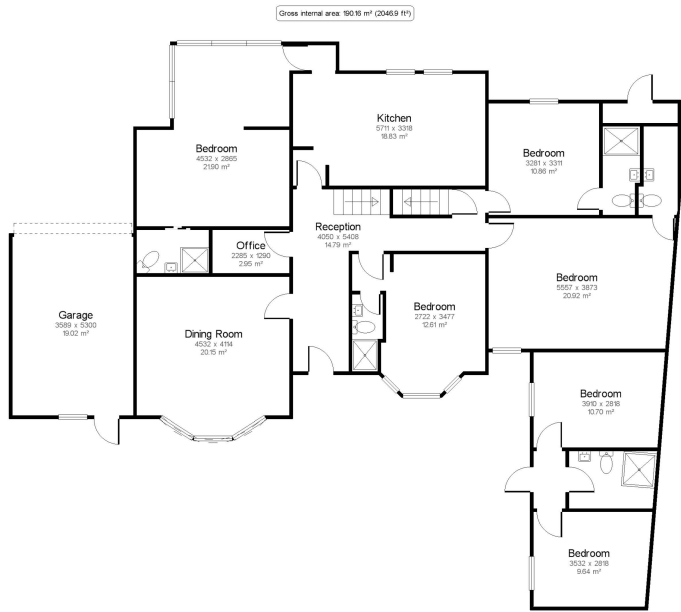
Trading Information

Trading information will be provided after a formal viewing.

Business Rates

The current rateable value is £11,750. This is not what you will pay, but is used to calculate what you may pay. At this level the business should qualify for nil rates.

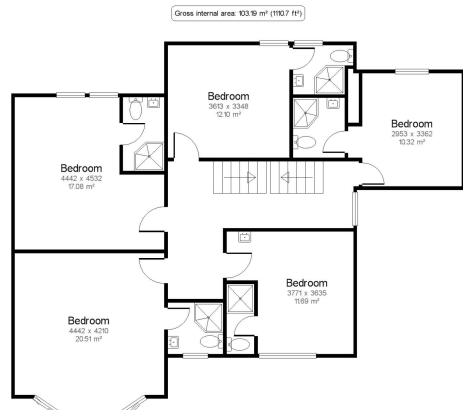




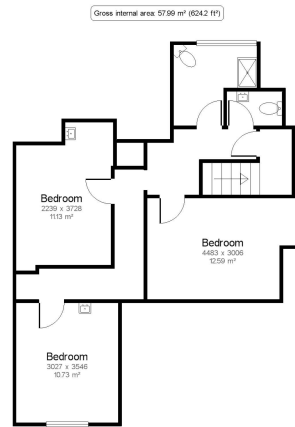
Ground Floor



Lower Ground Floor



1st Floor



2nd Floor

BakerLife Compliance

National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPCs)
 Professional Property Photography
 Land Registry Compliant Lease Plans
 Measured Surveys (CAD Drawings)
 Property Floor Plans
 Elevated Property Photography
 Asbestos Management Reports
 Fire Risk Assessment Reports
 Drone Photography

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DO NOT SCALE THE DRAWINGS

Drawing Key

Rev	Date	Amendment

BakerLife
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Project: **Floor Plans**

Hayesbank B&B
 18 Canterbury Road
 Ashford
 TN24 6JY

Drawing No: 8888-22-JP-22
 Drawing Title: Floor Plan
 Drawing Date: 2022
 Drawing Size: @A1





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Maidstone



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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