

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

5 Bank Street
Ashford, Kent TN23 1BX

W3W: retain.civil.liked.



INCENTIVES AVAILABLE

TOWN CENTRE LOCK-UP RETAIL PREMISES

TO LET

- 485 sq.ft.
- Newly refurbished retail unit
- New lease available
- Town Centre location
- Planning permission for extra glazed frontage if required.

Rent Sought: £14,000 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

No 5 Bank Street is on the eastern side of Bank Street, mid-way between the junctions with Tufton Street and the High Street in the heart of Ashford 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

5 Bank Street is a ground floor lock-up premises within a four-storey building built we believe in the late 1800s, comprising a little under 500 sq.ft. of accommodation complete with WC and kitchen facilities. The lock-up unit has recently been refurbished following the re-development of the former office building and is suitable for a variety of uses, having an "E" planning consent. These include the former "A1/A2 and A3" uses. The shop has been completed with a shell specification and is now ready for fit-out.

ACCOMMODATION

Ground floor lock-up shop: 485 sq.ft.
Plus WC

SERVICES

Mains water and electricity are connected to the premises.

BUSINESS RATES

The property is awaiting re-assessment upon first occupation, the uniform business rate multiplier for the current year being 49.9p.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable however, rent in the order of £14,000 per annum is being sought.

INCENTIVES

To reflect the "shell" nature of this retail unit the Landlord is willing to grant an attractive "rent free period" to permit the tenant to fit out the premises; ask agent for full details.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises were assessed in February 2023 as having an Energy Efficiency Rating of 34 (Band B) Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.

