

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

83 High Street,
Ashford, Kent TN24 8SA



PROMINENTLY LOCATED HIGH STREET LOCK-UP RETAIL PREMISES

TO LET

- Incentives available
- 951 sq.ft. Sales Area
- One of Ashford's most prominent locations
- Immediate Availability

Rent: £40,000 per annum plus VAT.

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 on the junction of High Street and Bank Street in the centre of Ashford, close to Lloyds Bank, Starbucks, Holland and Barrett, Tesco and WH Smith.

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

This ground floor lock-up unit extends to some 951 sq.ft. of sales accommodation plus rear staff/mess room of nearly 120 sq.ft. Until recently the premises have been occupied by Tui as a travel agent. There is an area of basement storage. There is self-contained office accommodation on the first floor which is available by way of a separate lease if required.

ACCOMMODATION

Sales area:	951 sq.ft.
Kitchen/Mess Room:	120 sq.ft.
Total:	1,071 sq.ft.
Plus WC.	

SERVICES

Mains water and electricity are connected to the premises.

BUSINESS RATES

The premises are described as 'shop and premises' and have a rateable value of £48,250.

The uniform business rate multiplier for the year 2021/22 is 49.9p.

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 £40,000 per annum plus VAT.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 77 (Band D).

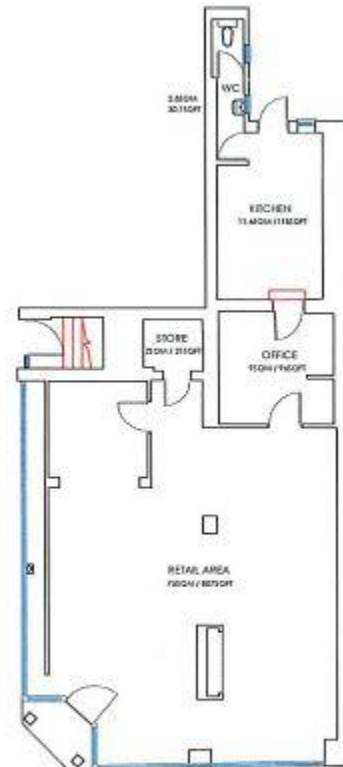
Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900 or their joint agents, Boote's Chartered Surveyors, Tel: 01737 833317

ANTI MONEY LAUNDERING REGULATIONS

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



EXISTING GROUND FLOOR
Scale 1:100 @ A3

