

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

**PRICE  
REDUCED**

16-18 North Street,  
Ashford, Kent, TN24 8JR



**TOWN CENTRE INVESTMENT OPPORTUNITY**

**FOR SALE**

- Accommodation totalling 1,914 sq. ft.
- Town Centre location neighbouring Pizza Express
- Income of £35,460 (gross) p.a., showing an initial yield of 9%
- Redevelopment potential, subject to planning

**Offers sought in excess of: £340,000**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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 situated on the eastern side of North Street and is located at the northern end of the street within the pedestrianised area of the town, only a short walk from the High Street.

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/LEASE SUMMARY

This is an attractive mid-terraced, three-storey Grade II listed building with a basement, providing a total of 1,914 sq.ft. of accommodation over the four floors. It provides a good investment opportunity or potential for residential redevelopment with the possibility of creating two self-contained flats (one on each of the upper floors), which could generate an income in the region of £20,000 per annum, subject to gaining all necessary consents. The offices are currently let as per the below schedule.

Unit	Size (Sq.ft.)	Rental Income	Rateable Value
<b>Ground Floor</b>	489 sq.ft.	£12,000 per annum exclusive – recently let for 6 years.	£9,200
<b>Basement</b>	255 sq.ft.		
<b>Total (Beauty Salon)</b>	744 sq.ft.		
<b>1<sup>st</sup> Floor Office</b>	585 sq.ft.	£ 9,000 per annum exclusive – 3 year lease to February 2025.	£10,250
<b>2<sup>nd</sup> Floor Office (Suite 1)</b>	585 sq.ft. (total)	£ 2,820 per annum – monthly inclusive licence	£1,875
<b>2<sup>nd</sup> Floor Office (Suite 2)</b>		£ 5,040 per annum – monthly inclusive licence	£2,650
<b>2<sup>nd</sup> Floor Office</b>		£ 2,820 per annum – monthly inclusive licence	T.B.A
<b>2<sup>nd</sup> Floor Office (Fr. LHS)</b>		£ 3,780 per annum – monthly inclusive licence	£1,925
<b>Total Rental income:</b>			<b>£35,460 per annum</b>

## SERVICES

Mains water and electricity are connected to the premises.

## BUSINESS RATES

The rateable values are shown above. All qualifying occupiers will be eligible for Small Business Rate Relief. The uniform business rate multiplier for the year 2023/24 is 49.9p.

## TERMS

The freehold interest, subject to the lettings noted above is available. Offers are sought in excess of £340,000.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

The ground floor shop has an EPC rating of 84 (Band D). The upper floors have a rating of 69 (Band C). Full reports and certificates are available from <https://www.gov.uk/find-energy-certificate>

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900. Floorplans available on request or on our website <https://www.staffordperkins.co.uk/property/details/440/16-18-North-Street-Ashford-Kent-TN24-Investment->