

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

## 2/2A Middle Row, Ashford, Kent, TN24 8SQ



**PROMINENT TOWN CENTRE RETAIL / OFFICE PREMISES**

**USE CLASS 'E'**

**\*WITH DEVELOPMENT POTENTIAL\***

### FOR SALE

- Ground Floor and Basement 810 sq. ft.
- 1<sup>st</sup> floor offices 438 sq.ft. 2<sup>nd</sup>/3<sup>rd</sup> Floors total 742 sq.ft.
- Return frontage.
- Potential income circa £27,500 p.a.

**PRICE - £325,000**

STAFFORD PERKINS

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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 in the centre of Ashford, Middle Row being at the junction of North Street and High Street in the centre of the town.

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 is an attractive freehold, four-storey building with a basement, providing a total of 1,920 sq.ft. of accommodation over the five floors. It provides good investment opportunity or potential for residential development.

The ground floor retail unit provides approximately 438 sq ft of accommodation with access to basement storage of a further 372 sq ft, with WC and kitchen facilities. It has a prominent aspect onto the High Street/North Street junction and is opposite Boots, enjoying a return frontage.

The first-floor office accommodation has a separate side access, which is also self-contained, and comprises 3 separate office areas with WC and kitchen facilities. It has been fitted to a high standard and includes Category II lighting, electric night storage heaters and an entry phone system.

The second and third floor office suites are laid out in 5 separate rooms accessed off the second-floor landing with stairs down to a hallway and entrance shared with the occupiers of the first floor. The office suites benefit from fitted carpets, fire alarm system, category II lighting and electric wall mounted room heaters. There is a kitchen area on the second floor and WCs on each of the second and third floors. The premises benefit from a Use Class 'E', allowing a range of commercial uses, and the upper floors can be accessed independently via a separate entrance, giving potential to redevelop into residential or other uses subject to the usual planning permissions.

## ACCOMMODATION

<b>Basement</b> plus Kitchen/WC	372 sq.ft.	<b>First Floor</b> – Offices	368 sq.ft.
<b>Ground Floor</b> – Offices:	438 sq.ft.	<b>Second &amp; Third Floor</b> – Offices	742 sq.ft.

## SERVICES

Mains water and electricity are connected to the premises.

## BUSINESS RATES

The basement, ground and first floors are assessed with a rateable value of £20,250 and the second and third floors have a rateable value of £4,050. The uniform business rate multiplier for the year 2022/23 is 49.9p. The property is Grade II Listed and as such is exempt from business rates on vacant/un-let parts.

## TERMS

The premises are available freehold and subject to the existing lease of the basement, ground and first floors which expires in May 2025. The current income from this part of the property is £21,000 per annum. The second and third floor offices are currently let and being marketed at £6,500 per annum.

Offers for the whole are sought for £325,000.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

The premises has an Energy Efficiency Rating of 125 (Band E). Full report available upon request.

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.