

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Former Fencing Works r/o 62-68 Birling Road Ashford, Kent TN24 8BB

W3W: shell.hints.panic



WORKSHOP/WAREHOUSE WITH SECURE YARD

FOR SALE

- 3,000 sq.ft. approx..
- 3-phase electricity
- Immediate availability
- Secure hardstanding of approximately 400 sq. yds.
- Redevelopment potential

Offers Sought: in excess of £350,000

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 just off Birling Road. It is accessed via a trackway between Numbers 68 and 92 Birling Road on its south-western side. This is a predominantly residential area and the narrowness of the surrounding roads means that it is certainly not suitable for HGV access. This location is approximately ¾ mile south-east of Ashford town centre, with the largest main road being Hythe Road giving access to junction 10 of the M20.

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

This site of just under 1/5th acre has buildings along the north-western boundary, with the remainder of the site being laid to open yard. The larger of the two workshops is of steel portal frame and provides some 2,100 sq.ft. of accommodation in four bays. It benefits from a concrete floor, skylights within the roof and some artificial lighting. The eaves height is 13ft 5in rising to an apex of 16ft 2in and is accessed via double sliding steel doors some 15ft wide to the eaves height. The workshop has two WCs and currently contains a small office area of around 90 sq.ft. with a similar sized mess room having light mezzanine storage over.

The smaller workshop lying to the south of the larger one is of pre-cast concrete portal frame construction and provides a little over 900 sq.ft. of accommodation, having an eaves height of some 15ft 2in rising to an apex of 18ft 10in. It is accessed by a double timber door some 13ft wide by 14ft 6in high. This workshop has the benefit of a concrete floor, skylights within the roof and fluorescent strip lights.

In the yard there is a fairly rough and ready timber construction of mono pitch design providing some 400 sq.ft. of accommodation having a minimum eaves height of 6ft. This building has probably exceeded its economic lifespan. The remaining yard area is laid to concrete hardstanding and is securely fenced to all boundaries.

ACCOMMODATION

Larger Workshop	2,100 sq.ft.
Smaller Workshop	905 sq.ft.
Rough Timber Store	407 sq.ft.

SERVICES

Mains water and a 3-phase electrical supply are connected to the premises.

BUSINESS RATES

The premises are described as Workshop and Premises and have a rateable value of £14,750.

The uniform business rate multiplier for the year 2023/24 is 49.9p. Qualifying occupiers could receive Small Business Rate Relief.

TERMS

The premises are available freehold with vacant possession upon completion. Offers are being sought in excess of £350,000. We do not believe that VAT is applicable to the sale. There will be an overage clause within the contract for sale, agreeing that the purchaser will repay to the vendor 33% of any uplift in value gained upon the successful grant of a planning consent which increases the site's value. This will be in effect for a period of 21 years from date of sale.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Results awaited. 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

