Stafford Perkins
CHARTERED SURVEYORS

01233 613900
11 Park Street
Ashford
TN24 8LR
www.staffordperkins.co.uk

55 High Street, Ashford, Kent, TN24 8SG







Library Photos

CENTRALLY LOCATED RETAIL PREMISES

TO LET

- Ground Floor Sales Area 970 sq.ft.
- Basement Storage
- Occupation from 1st Jan 2027
- New Lease Available

TO LET: £25,000 Per Annum exclusive

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

55 High Street is located on the southern side of the High Street opposite Middle Row and the rear of the property faces onto the Church. This centrally located property benefits from a return fronted window display within the pedestrianized 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 attractive three storey timber framed building under a hipped tiled roof is Grade II* listed, and it is believed to have been constructed sometime around the 15th or 16th century. The ground floor lock-up sales area comprises just under 1,000 sq. ft. and was last used as an estate agents' offices although it has more recently been partly refurbished and is now awaiting re-occupation. There is a little over 400 sq.ft. of basement storage accommodation including WC. The shop benefits from two doors onto the High Street but has full height glazing to front and size elevations along with two rear windows onto the Churchyard. The premises are available for any use under Use Class 'E' and are therefore capable of being used for retail sales, financial services or similar and restaurant uses, although it is not anticipated given the Listed status of the building that any extraction systems would be permitted.

ACCOMMODATION

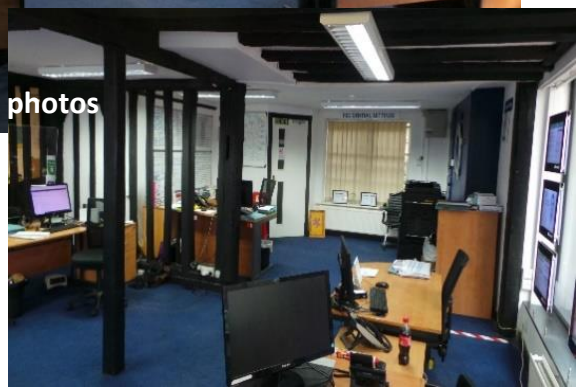
Ground Floor:

Sales Area	970 sq. ft.

Basement:

Circa:	450 sq.ft.
Plus WC	





Library photos

SERVICES

Mains services are connected to the premises.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' legal costs.

BUSINESS RATES

The premises are assessed as 'shop and premises' with a rateable value of £27,250. The current uniform business rate multiplier is 43.2p

TERMS

The premises are available to let on an FRI lease, the terms of which are negotiable. A rent of £25,000 per annum is being sought.

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 prospective tenants.

CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.

RICS