

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

50 High Street  
Ashford, Kent TN24 8TE



**SUPPORT GRANT  
AVAILABLE**

This property could benefit from a one-off Local Authority Support Grant of between £3,000 and £10,000\* (Scheme expires March 2022)  
\*Conditions apply – ask agent for details.

**PROMINENT HIGH STREET LOCK UP SHOP**

**TO LET**

- Ground Floor retail area of 390 sq.ft.
- Immediate Availability
- Town Centre Location
- Recently refurbished

**Rent: £13,500 per annum**

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

No 50 High Street is located towards the top end of the High Street on the eastern side, virtually opposite HSBC Bank and a few doors from McDonalds, in the heart of Ashford's central trading location.

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 mid-terrace Grade II listed lock-up shop benefits from a glazed frontage onto the High Street and provides a little under 490 sq.ft. of accommodation in total with just under 400 sq. ft. of ground floor retail accommodation and just under 100 sq. ft. of basement storage. The premises have recently been refurbished to a high standard and will soon be ready for occupation.

## ACCOMMODATION

Basement	98 sq.ft.
Ground floor	390 sq.ft.
Total:	488 sq.ft. plus WC

## SERVICES

We believe that all mains services are connected to the premises.

## BUSINESS RATES

The premises are assessed as "shop and premises" with a rateable value of £11,750. The uniform business rate multiplier for the year 2021/22 is 49.9p. Small Business Rate Relief is available for eligible tenants.

## TERMS

The premises are available on a new fully repairing and insuring lease, the terms of which are negotiable, however, a rent of £13,500 per annum is being sought.

## LEGAL COSTS

The incoming tenant to be responsible for both theirs and the landlord's legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises has been assessed as having an Energy Efficiency Rating of 41 (Band B). Full report available upon request.

## VIEWING

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

## TOWN CENTRE SUPPORT GRANT:

For further details go to: <https://www.ashford.gov.uk/business/get-business-support/ashford-town-centre-support-grants/>

## CODE OF PRACTICE

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

