



**BAXTER PHILIPS**  
**020 8313 9000**

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RETAIL PREMISES OVER 3 FLOORS  
2,265 sq. ft. (210.43 sq m)  
TO LET

55 HIGH STREET  
ASHFORD  
KENT  
TN24 8SG

## 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 and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a great 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:

An attractive three storey timber framed building, Grade II\* listed and believed to have been constructed around the 15th or 16th century. The ground floor sales area comprises of just under 1,000 sqft, most recently used as an estate agents' offices with floor to ceiling windows on the main and return frontages. On the 1st floor there are three offices totalling just under 630 sqft with a kitchen and WC, whilst on the 2nd floor, there are two offices totalling just over 300 sqft along with an attic storage area of about 290 sqft. In total the building provides around 2,265 sqft of accommodation over three floors.

There is rear access to the building, opposite the church, which would enable the 1st and 2nd floors to be self-contained. It is understood there is a basement, but this has not been inspected therefore we are unable to provide any details.

## TOWN CENTRE SUPPORT GRANT:

The property may qualify for a town centre support grant. Further Information available at <https://www.ashford.gov.uk/business/get-business-support/ashford-town-centre-support-grants/>

## ACCOMODATION:

The premises afford the following approximate net internal areas:

Ground Floor Shop:	970 sq.ft. – 90.12sq. m.
First floor Offices:	702 sq.ft. – 65.22 sq. m.
Second floor Offices:	303 sq.ft. – 28.15 sq. m.
Attic Storage:	290 sq. ft – 26.94 sq. m
<b>TOTAL</b>	<b>2,265 sq. ft. – 210.43 sq. m.</b>

## RENT:

£35.000 per annum exclusive.

## TERMS:

The property is available by way of a new FR&I lease direct from the landlord, on terms to be agreed.

## USE:

Class E.

## RATES:

RV 2017	<b>£31,250</b>
UBR 2021-2022	49.9p in the £

## EPC:

C-72

## VAT:

The property is NOT elected for VAT.

**Subject to contract**

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Northside House · 69 Tweedy Road · Bromley · Kent BR1 3WA · T: 020 8313 9000 · E: [info@baxterphilips.co.uk](mailto:info@baxterphilips.co.uk)

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## VIEWING:

Via one of the joint agents:

**Stafford Perkins**

CHARTERED SURVEYORS

Calum Farmer

Tel: 01233 613900

Email: [calum@staffordperkins.co.uk](mailto:calum@staffordperkins.co.uk)

or

**BAXTER PHILIPS**

**020 8313 9000**

[baxterphilips.co.uk](http://baxterphilips.co.uk)

Jonathan Webber

Tel: 020 8313 9000

Email: [jonathan.webber@baxterphilips.co.uk](mailto:jonathan.webber@baxterphilips.co.uk)

**Subject to contract**

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