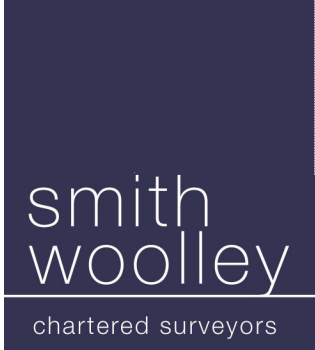


Price Reduction

FOR SALE

**13 HIGH STREET
ASHFORD
KENT
TN24 8TH**



Situation

The premises are located in the lower High Street, in the vicinity of HSBC Bank, Natwest Bank, Kaspas, KFC and Sports Direct. This part of the High Street has an attractive paved area with seating and landscaping, providing a pleasant shopping environment.

Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with good infrastructure and benefitting from the high speed rail link with a journey time to St Pancras of approximately 38 minutes. The M20 motorway gives access to the motorway network and Channel Tunnel 13 miles to the east.

Description

The shop comprises a large ground floor area suitable for a variety of retail uses, with a rear door to St Johns Lane and a parking area. There is an aluminium shop front with a single pedestrian door with deep fascia above. The property has been granted planning consent for A3 and A5 uses (ref: 13/00971/AS) and was fitted out as a food outlet in the past. The main area has a tiled floor and spot lights with client W.C. facilities. Behind this is a food preparation area and stores. The shop has a frontage of approximately 18'0" and total depth of 88'0" (including the kitchen and preparation/store area but excluding the rear strong room).

There is a staircase leading from the rear store area to a first floor area. This comprises an office, staffroom and W.C. facilities.

There is access to the rear first and second floor accommodation from St. Johns Lane. This has been used for offices but may be considered suitable for residential use, subject to planning. This area has a shower room with W.C. and a separate W.C. and kitchen.

Accommodation

	Approx. Net Internal Area	
	sq.m.	sq.ft.
Ground Floor		
Sales Area	104.33	1,123
Rear Store	19.67	212
Strong Room	15.21	164
First Floor		
Staff Room/Offices	27.7	299
Total	166.91	1,798

Accommodation accessed from St. Johns Lane:

	sq.m.	sq.ft.
First Floor:	39.9	429
<i>Plus kitchen & W.C./shower facilities</i>		
Second Floor:	40.5	436

There is an area for parking at the rear of the property, accessed via St Johns Lane, for 2 spaces (or 4 if doubled parked).

Terms

Interested parties are invited to place offers in the region of **£395,000** for the Freehold of the property.

Services

Water, drainage, gas, and electricity are available at the property.

Business Rates

We would advise interested applicants to contact Ashford Borough Council to clarify rates for the property.

Legal Costs

Each party to pay their own legal fees.

Energy Performance Certificate

Full Energy Performance Certificate and Recommendation Report are available, this unit as a current energy efficiency rating of 70 (Band C).

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

Siobhan Wood

siobhan.wood@smithwoolley.com

01233 640800

Kathreen Stafford

kathreen.stafford@smithwoolley.com

01303 226622

www.smithwoolley.com

SUBJECT TO CONTRACT

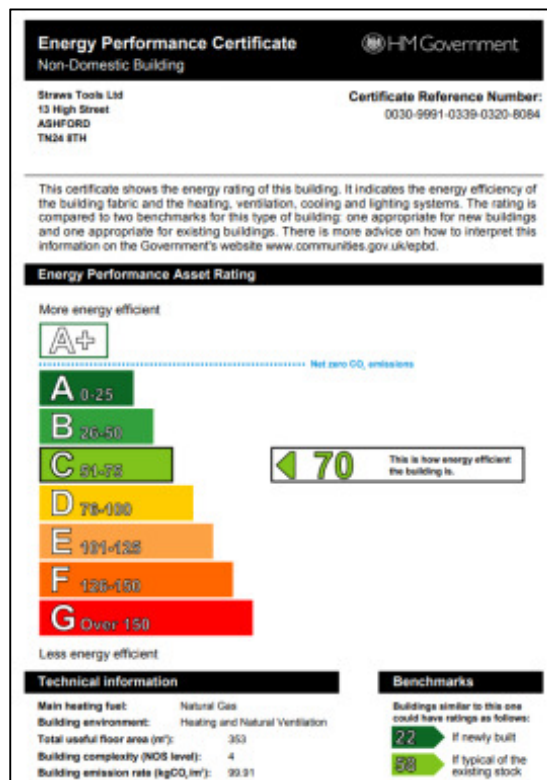
(This firm operates a Complaints Handling Procedure, details of which are available upon request).

A2486/May 2018



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.



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