

Cannon House

89-91 High Street, Ashford, Kent TN24 8SA



- Town Centre Location
- Self Contained Suites
- Suitable for a Variety of Uses with Class E (to include; Retail, Office, Clinic, Café, Leisure)
- Allocated Car Parking

Business Suites
TO LET

97.8 – 229.1 m² (1,053 – 2,466) sq ft)

Second & Third Floors, Cannon House

89-91 High Street, Ashford, Kent TN24 8SA

Location

Cannon House occupies a prominent town-centre location on Ashford High Street. Popular with office occupiers, boutique shops, and restaurants, and within walking distance of Ashford International Railway Station. The business suites are accessed through a dedicated entrance from Bank Street to the rear of the building.

Description

The property comprises part of an attractive five-storey period building of brick elevations beneath a pitched tiled roof, arranged over basement, ground and three upper floors.

The accommodation comprises the second and third floors, forming part of a wider commercial building which also includes a Starbucks Coffee.

Most recently occupied as offices, the accommodation is arranged to provide a combination of open-plan and cellular workspace, with integrated private kitchen facilities, and shared male and female WCs located on both the second and third floors.

Accommodation

The suites have the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Second	Offices	131.3	1,413
Third	Offices	97.8	1,053
Total		229.1	2,466

Externally, there is a courtyard car park where parking spaces may be available by way of separate negotiation.

Terms

The property is available to let by way of a new effective Full Repairing & Insuring Lease(s) for a term to be agreed.

Rent

Our clients are seeking a rent of £12.50 per square foot (psf) exclusive.

Deposit

A deposit equivalent to a minimum of three months' rent will be held for the duration of the term.

Business Rates

The second and third floors are not currently assessed for Business Rates purposes. Following occupation, the Tenant(s) will be responsible for any Business Rates liabilities arising in respect of their respective demise.

Service Charge

There is a service charge payable for the upkeep and maintenance of the communal areas.

Insurance

The Landlord will arrange buildings insurance with the Tenant responsible for reimbursing the fair proportion of the annual premium.

Proposed Works

Upon agreement of terms, the Landlord would consider contributing towards a refurbishment tailored to an occupier's individual requirements. The intention is to hand over the property in shell and core condition; however, occupiers may have the opportunity to influence the final finishes and design to reflect their specific requirements, subject to negotiation and agreement

AI Declaration

Some images contained within these particulars include computer-generated visuals produced with the assistance of artificial intelligence. These images are provided for illustrative purposes only and are intended to demonstrate how the premises may appear following refurbishment or other works. The final appearance may vary considerably from the images shown.

Use

The property is considered suitable for uses within Class E, to include but not limited to :

- Retail
- Office
- Clinic
- Surgery
- Leisure
- Education

EPC

The property has been assessed within Band C (75).

VAT

The property is elected for Value Added Tax (VAT).

Legal Costs

Each party are to bear their own legal and professional costs.

Misrepresentations Act 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

Tenant Identification

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all Tenants. Therefore, all proposals will be subject to the necessary checks.

Viewings

Strictly by prior appointment through sole agents Sibley Pares Chartered Surveyors:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281

sibleypares.co.uk













AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING