

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Former John Wallis Pub, 7-9 Middle Row, Ashford,
Kent, TN24 8SQ



TOWN CENTRE PUB IN POPULAR LOCATION

TO LET

- Approximately 1,400 sq.ft. Ground Floor + 1,000 sq.ft. basement storage.
- Central location in Ashford Town
- Grade II listed building
- Formerly popular local pub

Rent: £45,000 per annum

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

This property is located in the centre of Ashford, Middle Row being at the junction of North Street and High Street in the centre of town. The property faces west towards the High Street and is extremely prominent.

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 is an attractive Grade II listed building in the centre of Ashford town, which provides a great opportunity to acquire a centrally located public house.

Planning permission has been granted for residential development of the upper floors and this permission also allows alterations to the basement to provide an additional bar area along with new WC facilities on the ground floor. The application can be viewed on the Ashford Borough Council planning site under application reference 18/01470/AS. The prominent location presents a unique opportunity for someone to re-open as a pub in the centre of town.

ACCOMMODATION

Ground Floor	1,401 sq. ft.
Basement Storage	1,008 sq. ft.
<u>Total</u>	<u>2,409 sq. ft.</u>

SERVICES

All main services are connected to the premises.

BUSINESS RATES

The premises are currently assessed as one building described as "Public house and premises" with a rateable value of £44,000. Once let the ground floor will be re-assessed for business rates separately.

The uniform business rate multiplier for the year 2020/21 is 49.9p.

TERMS

The ground floor and basement are available to let by way of a new FRI lease, the terms of which are negotiable, however, a rent of £45,000 per annum is being sought.

LEGAL COSTS

The tenant is to pay the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises has been assessed as having an Energy Efficiency Rating of 90 (Band D). Full report available on request.

VIEWING

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