

Ashford - 21 Tufton Street, Kent TN23 1QN
Freehold Grade II Listed Vacant Retail with Redevelopment Potential



BLUE ALPINE

PROPERTY CONSULTANTS



Ashford - 21 Tufton Street, Kent TN23 1QN

Freehold Grade II Listed Vacant Retail with Redevelopment Potential



Investment Consideration:

- Purchase Price: £350,000
- Vacant possession
- ERV: £35,000 p.a. GIY: 10.00%
- VAT is NOT applicable to this property
- Comprises two-storey commercial premises fronting Tufton Street and Church Yard Passage
- Residential development potential, subject to obtaining the necessary consents
- Situated on Tufton Street in the heart of Ashford town centre, immediately adjoining the principal retail area and within close proximity to the High Street and County Square



Ashford - 21 Tufton Street, Kent TN23 1QN

Freehold Grade II Listed Vacant Retail with Redevelopment Potential



Property Description:

Comprises two-storey commercial premises fronting Tufton Street, as well as Church Yard Passage, providing the following accommodation and dimensions:

Ground Floor: 132 sq m (1,421 sq ft)

Open plan retail, office, storage, kitchen, wc

Basement: 11.51 sq m (124 sq ft)

Ancillary, storage

First Floor: 91 sq m (980 sq ft)

Ancillary, storage, office

Second Floor: 15 sq m (161 sq ft)

Bathroom

Total GIA: 249.51 sq m (2,686 sq ft)



Ashford - 21 Tufton Street, Kent TN23 1QN

Freehold Grade II Listed Vacant Retail with Redevelopment Potential



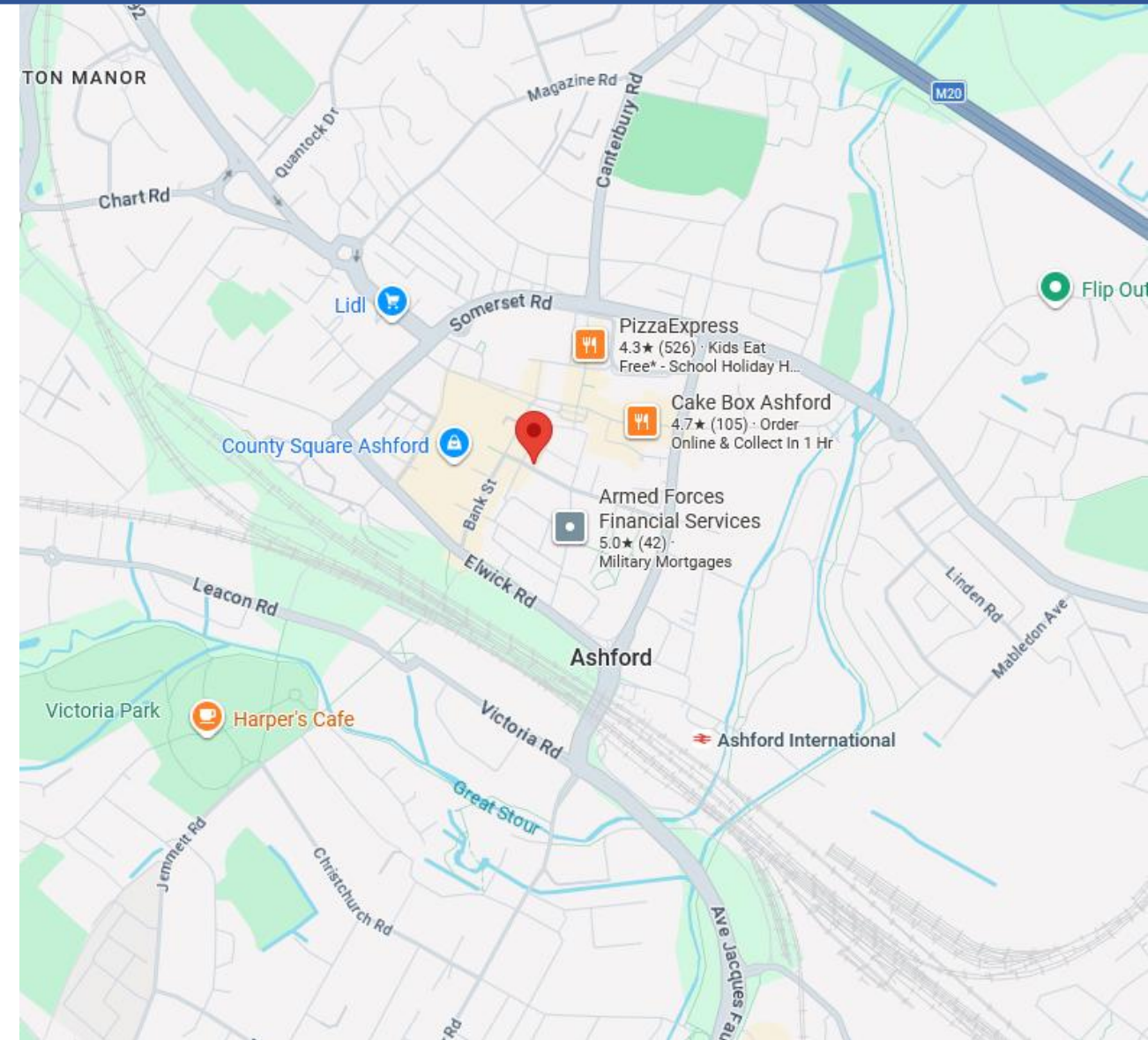
Ashford - 21 Tufton Street, Kent TN23 1QN

Freehold Grade II Listed Vacant Retail with Redevelopment Potential



Location:

Ashford is strategically positioned close to the M20 motorway, providing direct road access towards Maidstone, the M25 and London to the west, and Folkestone and the Channel Tunnel to the south-east. The property is prominently situated on Tufton Street in the heart of Ashford town centre, immediately adjoining the principal retail area and within close proximity to the High Street and County Square Ashford Shopping Centre. The surrounding area comprises a mix of national and independent retailers, cafés, restaurants and other town centre uses.



Ashford - 21 Tufton Street, Kent TN23 1QN

Freehold Grade II Listed Vacant Retail with Redevelopment Potential

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. In the event any part of the property is in residential use, The Renter's Rights Act 2025 may apply to this property.