

Ashford - 21 Tufton Street, Kent TN23 1QN
Two-Storey Commercial Building to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Ashford - 21 Tufton Street, Kent TN23 1QN

Two-Storey Commercial Building to Rent



Property Features:

- Comprises Grade II Listed commercial building
- Suitable for variety of uses (Class E), including retail, medical, educational, office and more
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- 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.

Property Description:

Comprises large commercial premises fronting Tufton St, 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

Two-Storey Commercial Building to Rent



Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £673.08 per week (PCM: £2,916.67)

Deposit: £8,750 (3 Months)

Rateable Value:

Rateable Value - £9,800 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a E Rating. Certificate and further details available on request.



Ashford - 21 Tufton Street, Kent TN23 1QN

Two-Storey Commercial Building to Rent



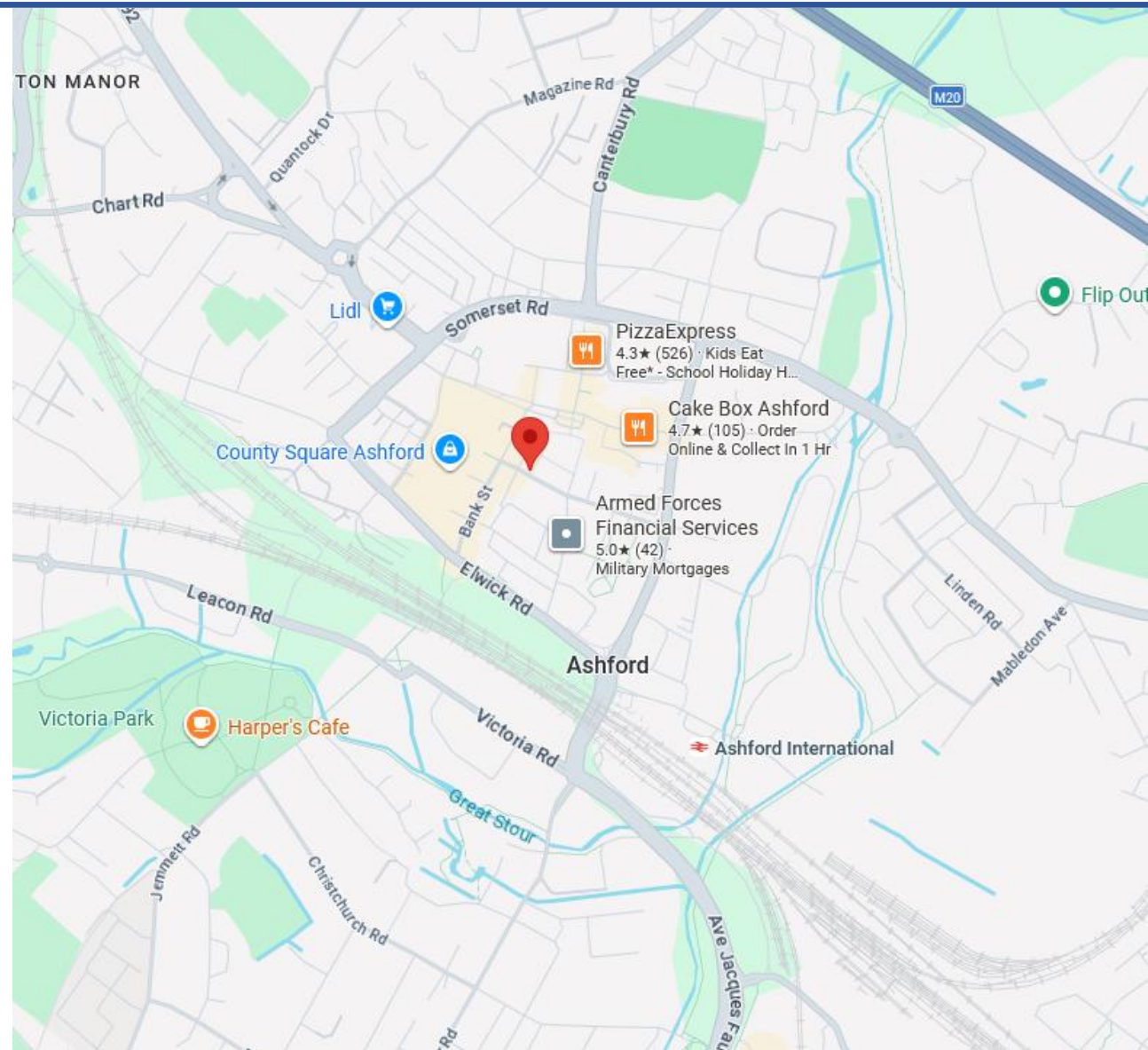
Ashford - 21 Tufton Street, Kent TN23 1QN

Two-Storey Commercial Building to Rent



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

Two-Storey Commercial Building to Rent

Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@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.



BLUE ALPINE

PROPERTY CONSULTANTS