

Freehold Landmark Building For Sale



- Planning Use Class E
- Suitable for use as an office, restaurant, shop, creche, R&D etc
- Currently providing refurbished office accommodation
- Town centre location
- NIA: 2,377 sq ft (221 sq m) over basement, ground and two upper floors
- Offers in the region of £500,000

BANK HOUSE, 2A BANK STREET, ASHFORD, KENT TN23 1BX

LOCATION

The property has excellent prominence on the pedestrianised Bank Street, in central Ashford.

Train links are excellent with Ashford International Station close by linking to London in 38 minutes. Ashford is positioned on the M20 linking London (via the A20 and the M25) with the south Coast.

There are a number of parking options close by in the town centre.



ACCOMMODATION

We measure the accommodation to comprise the following net internal areas:

	Sq m	Sq ft
Ground Floor	89.89	968
First Floor	61.62	664
Second Floor	48.55	523
Basement Vaults	20.65	222
Total	220.71	2377

TENURE

Freehold.

PLANNING

We understand that the property is within planning use Class E and is suitable for various uses including as a retail unit, restaurant, office, creche, research and development, industrial processes and the provision of financial/professional services. The property is in Ashford Town Centre Conservation Area.

Interested parties are requested to make their own enquiries of Ashford Borough Council.

EPC

An Energy Performance Certificate has been instructed. Please contact the agents for additional information.

BUSINESS RATES

Rateable value - £21,750

Rates Payable 2021/22 – £11,136 pa

GUIDE PRICE

Offers in the region of **£500,000**

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

We await confirmation of the VAT status, but understand it is possible that VAT will be charged on the purchase price.

VIEWINGS

Strictly to be arranged via the sole agents, Hilco Global Real Estate Advisory.

CONTACTS:

For further information or to arrange a viewing please contact:

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DESCRIPTION

A detached period three storey former bank building which was comprehensively refurbished in 2014. The property has part single and part two storey rear extensions, with a basement vault,

Features include timber sash window frames with certain of the internal and external being bespoke and featuring etched images of famous composers and musical figures of repute.

Outside space comprises a yard to the rear and a pathway along the northern side of the building.