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TO LET

FORMER MOTOR VEHICLE WORKSHOP



**REAR WORKSHOP, MORIARTI'S, ASHFORD ROAD,
HIGH HALDEN, ASHFORD, KENT**

**WORKSHOP PREMISES LOCATED ON A28
IN CENTRE OF BUSY VILLAGE**

LOCATION

This workshop is located to the rear of the former Moriarti's showroom now trading as Village Kitchens in the centre of High Halden. High Halden is a popular Wealden village of approximately 1,500 inhabitants located on the A28 some 8 miles south-west of Ashford and 14 miles south-east of Maidstone, the county Town. The historic town of Tenterden lies approximately 3 miles south-west of High Halden.

The premises have most recently been used as a motor vehicle workshop but are suitable for a variety of other workshop related uses.

Colyer Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that - particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Colyer Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

REAR WORKSHOP, MORIARTI'S, ASHFORD ROAD, HIGH HALDEN, ASHFORD, KENT

DESCRIPTION

This workshop is of steel portal frame construction and provides approximately 3,600 sq.ft. of accommodation benefiting from a concrete floor, double sliding steel doors and an insulated, profiled asbestos roof with similar upper elevations. There is a small kitchenette and WC in one corner with an adjoining small office area. Skylights within the roof augment the artificial lighting provided by fluorescent strip lights. Externally is an area of consolidated hardcore for car parking and loading/unloading.

ACCOMMODATION

Rear Workshop 3,596 sq.ft.
Plus WC

SERVICES

Mains water and electricity, including a 3-phase supply are connected to the premises.

RATEABLE VALUE

The property has a rateable value of £13,750. The current uniform business rate multiplier for the year to 31st March 2012 is 0.426. The property is eligible for small business rate relief.

TERMS

The premises are available on a new Full Repairing and Insuring lease, the terms of which are flexible. However a rent in the region of £15,000 per annum is being sought. The ingoing tenant is to be responsible for both parties' reasonable legal costs.

There is a recently issued Code of Practice for commercial lease, details of which can be found at www.commercialleasecodeew.co.uk This code is supported by the Royal Institution of Chartered Surveyors



VIEWING

Strictly by appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching TN26 3JB