

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



BLUE ALPINE

PROPERTY CONSULTANTS



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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



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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

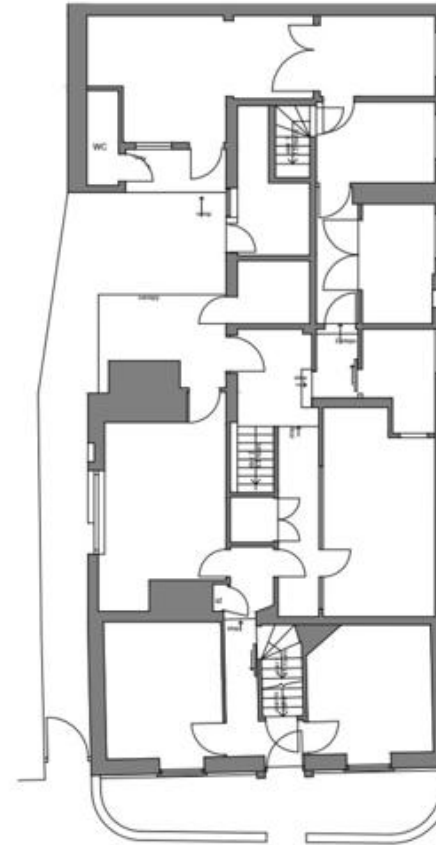
First Floor: 91 sq m (980 sq ft)

Ancillary, storage, office

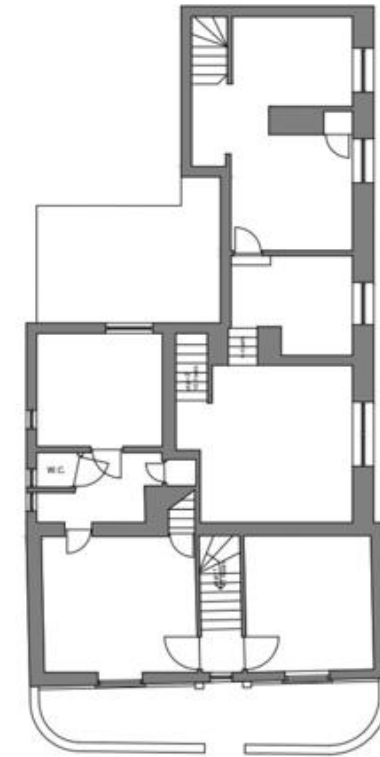
Second Floor: 15 sq m (161 sq ft)

Bathroom

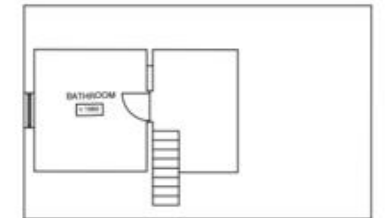
Total GIA: 238 sq m (2,562 sq ft)



Ground Floor



First Floor



Second Floor

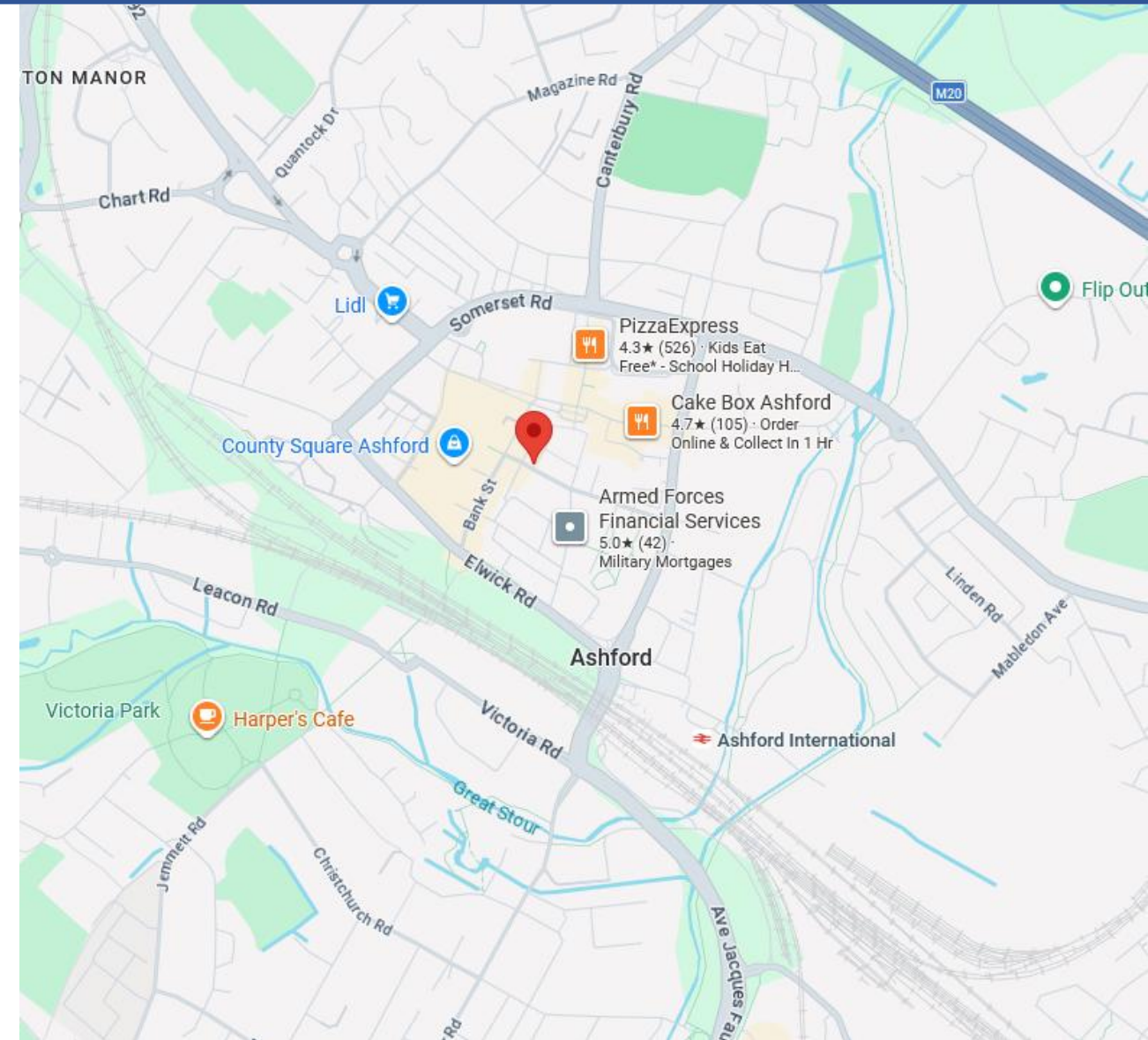
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Location:

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.



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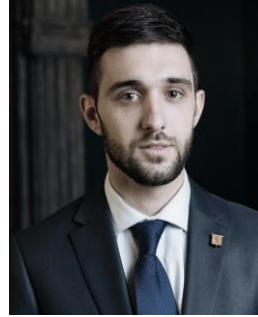
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Contacts:

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