

19 North Street

Ashford, Kent TN24 8LF

SP SIBLEY PARES
CHARTERED SURVEYORS & ESTATE AGENTS

- Rare Office Investment Opportunity
- Occupied by Calcutt Matthew WBZ Limited at a Rent of £27,100 per annum (exc)
- Popular & Established Ashford Business
- Guide Price of £350,000 – Reflecting an Initial Gross Yield of 7.74%

Office Investment
For Sale

215.5 m² (2,277 sq ft) approx.

LOCATION

Ashford is a designated growth town within East Kent situated adjacent to junctions 9 and 10 of the M20 Motorway.

The property is situated on the northern end of North Street, an attractive thoroughfare popular with office occupiers, boutique shops, and restaurants, and within walking distance of Ashford International Railway Station providing High Speed services to London of around 35 minutes.

DESCRIPTION

The property comprises an attractive mid terrace office building of brick elevations under a pitched tiled roof.

It is arranged to provide a mix of open plan and cellular offices over ground, first and second floor levels having both male and female toilets on each floor and coffee making areas on ground and second floors.

Internally, the offices are finished to a good modern specification having a gas combi-boiler providing central heating via panel radiators supplemented by Air Conditioning, suspended ceilings incorporating LED light boxes and a mix of carpet tile and vinyl flooring.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Reception & Office	68.9	741
	Kitchen	2.9	31
First	Offices	62.8	676
Second	Offices	74.3	800
	Kitchen	2.7	29
Total		211.5	2,277

Externally, the property benefits from three allocated parking spaces to the rear.

TITLE

The property is owned freehold (Title K655286).

TENANCY

The property is let on Full Repairing & Insuring terms to Calcutt Matthews WBZ Limited (Company no. 11375532) for a term of 5 years (without break) from 20 July 2023 (expiring 19 July 2028) at a rent of £27,110 per annum.

A copy of the lease can be provided upon request.

THE TENANT

Calcutt Matthews are a firm of Chartered Accountants and Business Advisors that has served Ashford and surrounding areas for considerable time, being a stalwart in the community and popular local business.

In 2025 the firm integrated into Xeinadin South East Limited (Company no. 11411023), a fast growing accountancy and business advisory group having around 135 offices across the UK and Ireland.

According to Companies House, the Limited company (no. 11411023) reported the following results:

Financial Metric	31 March 2024	31 March 2023
Total Net Assets	£732,646	£430,215
Cash at Bank in Hand	£185,101	£170,292

TERMS

The freehold interest is offered for sale on an unconditional basis subject to the existing tenancy.

PRICE

Our client is seeking offers in the region of £350,000 reflecting a Gross Initial Yield of 7.74%.

FINANCE ACT 1989

We are informed the property is elected for VAT.

Planning History

An application has previously been made within Class O of the General Permitted Development Order (ref: 21/00202/AS) to seek prior approval for change of use from BI(a) Offices to Residential uses.

The plans, submitted February 2021, seek to create 2no. one bed flats and 2no. two bed flats over ground and two upper floors.

The application had been previously pending subject to the necessary mitigation in respect to the Stodmarsh Nature Reserve. Whilst the prior approval (2021) has now lapsed, the introduction of nutrient neutrality mitigation measures may now enable the site to be brought forward when vacant possession is achieved.

EPC

A copy of the Energy Performance Certificate can be provided upon request.

LEGAL COSTS

Each party are to bear their own.

1967 MISREPRESENTATION ACT

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

PURCHASER IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, all offers will be subject to the necessary checks.

VIEWINGS

Strictly by prior appointment through sole agents:

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THE XEINADIN MISSION

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