

42, 42a & 42b High Street

Ashford, Kent TN24 8TE

SP SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Prime High Street Location
- Two Newly Refurbished 2 x Bed Flats (One with en-suite)
- Ground Floor Let at £14,600 per annum.
- Potential for Rental Growth upon Renewal of the Shop Lease
- Rare Opportunity to Acquire a Freehold

Mixed Use Investment
For Sale

LOCATION

The property is situated on the eastern side of Ashford's High Street, a prime trading position with nearby occupiers to include McDonalds, NatWest Bank, HSBC and Sports Direct.

DESCRIPTION

The property comprises a mixed use building of brick and hung tile elevations beneath a pitched tiled roof arranged over basement, ground and two upper floors, as follows:

42 High Street:

Accessed from a dedicated entrance from the High Street, it comprises a commercial premises over ground, first and basement levels.

Currently trading as a Barber Shop, it is arranged as open salon with office and staff areas at first floor level, and basement stores.

It is finished to a modern specification having a glazed frontage, modern lighting and a mix of laminate and vinyl flooring.

Above the shop are two newly refurbished two bedroom flats. Accessed from a separate entrance off the High Street they are arranged as follows:

42a High Street:

A modern two bedroom apartment at first floor level.

It is configured as two double bedrooms (one with an en-suite), a modern fitted kitchen, bathroom and a large open living/ dining room.

It is finished to a good modern specification having painted and plastered walls, a mix of modern LED spot and pendant lighting and carpeted flooring.

42b High Street:

A modern two bedroom apartment at first floor level.

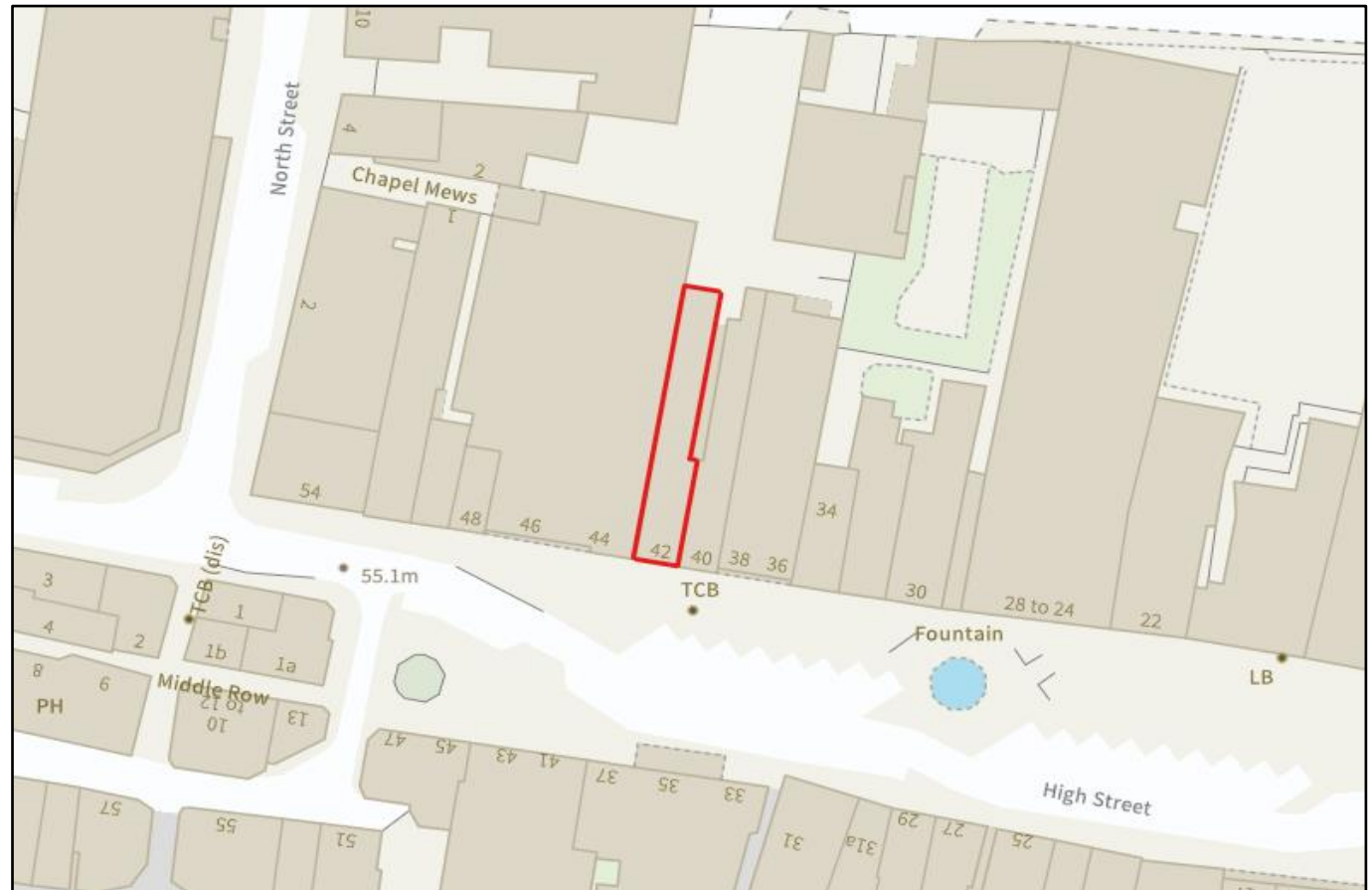
It is configured as two double bedrooms, a modern fitted kitchen, bathroom and a large open living/ dining room and is finished to the same specification of 42a.

ACCOMMODATION

The property has the following approx. floor areas:

Component	Floors	Area (m ²)	Area (sq ft)
42	Ground & First	129.3	1,392
41a	First	67.2	723
42b	Second	67.6	728
Total		264.1	2,842

*There is a basement which extends to approx. 316 sq ft.



TENANCIES

42 High Street is let on effective Full Repairing & Insuring Terms to Soran Ali Ahmad (Assigned to Amin Ali Eazdani in 2019), trading as Sweeneys Barbers, for a term of years expiring June 2028.

The passing rent is £14,600 per annum (exc).

The lease is subject to upwards only Market Rent Reviews every third anniversary, the June 2023 review being outstanding.

The leaseholder is responsible for all outgoing and effective full repairing and insuring (eFR&I) responsibilities by way of the service charge of which they pay the fair proportion of the total costs.



TERMS

The freehold interest (Title K449042) in the property is offered for sale subject to the occupational tenancy.

PRICE

Our client is seeking offers in the region of £500,000 on an unconditional basis.

BUSINESS RATES

The rateable value (RV) of the property is shown on the Valuation Office Website as follows:

Shop & Premises: £13,000

COUNCIL TAX

The flats are in the process of being registered with the local authority (Ashford Borough Council) for council tax purposes.

EPC

Copies of the Energy Performance Certificates can be made available upon request.

FINANCE ACT 1989

We are informed the property is not elected for VAT.

PLANNING

From online investigations via Ashford Borough Council planning portal, we have been able to establish the following pertinent planning information:

Ref: 12/00426/AS – Permission was granted for a change of use of first and second floors to 2no. two bedroom flats and alterations to the shop front to create a door to serve the flats.

DATA ROOM

A link to a Data Room containing pertinent property information can be provided.

PLANS & BOUNDARIES

Any plans provided are for indicative purposes only and purchasers must satisfy themselves on the location of any boundaries prior to making any offer.

LEGAL COSTS

Each party are to bear their own legal and professional costs.

PHOTOS & VIDEOGRAPHY

The photos and videography were taken in July 2025.

1967 MISREPRESENTATION ACT

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

PURCHASER IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all purchasers. Therefore, all offers will be subject to the necessary checks.

VIEWINGS

Strictly by prior appointment through sole agents:

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