



## The Star Inn, East Hill, Ashford TN24 8PA



### Area

Ground floor approx 1880 sq ft



### Basement

Approx 198 sq ft



### Location

Prominent main road location



### Parking

Car park for numerous vehicles



### Rent

Offers invited



### Train

Ashford International

## LOCATION

The building is situated close to the High Street and on a main route through the town.

Directly adjacent to the campus of Ashford School.

Ashford International Station and the M20 are with easy reach.

## DESCRIPTION

This former pub consists of approx 1880 sq ft on the Ground floor with a basement of 198 sq ft.

It has its own designated car park and a large garden area to the rear.

Subject to a variety of uses subject to both freehold and planning consent.

The first floor of of approx 1398 sq ft could be made available if required.

## TERMS

Available by way of a brand new Full Repairing & Insuring lease on terms to be agreed,

## LEGAL COSTS

Each party are to be responsible for their own legal cost incurred in the transaction.

## ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

## RATES

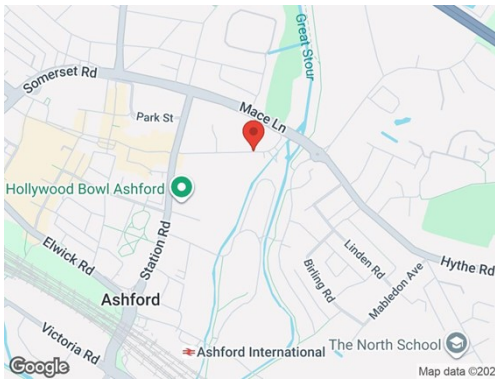
According to the Valuation Office the Rateable Value is £7,200 per annum. Interested parties are encouraged to make their own enquiries with Ashford Council.

## EPC

D 100

For further information please contact:

[hello@obre.co.uk](mailto:hello@obre.co.uk)



## O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008

Maidenhead: Proxima, 1 Grenfell Road, SL6 1HN | Tel 01628 334154

Email [hello@obre.co.uk](mailto:hello@obre.co.uk) | [www.obre.co.uk](http://www.obre.co.uk)

Misrepresentation Act O'Brien Real Estate and for the vendors/landlords of this property whose agents they are, give notice that: The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute nor constitute part of an offer or contract; All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; No person in the employment of O'Brien Real Estate has any authority to make or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or landlord; No responsibility can be accepted for any expenses incurred by intending purchasers or tenants in inspecting properties which have completed or been withdrawn.

