

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

6 Elwick Place
Elwick Road, Ashford, TN23 1AX



Incentives
Available

BRAND NEW LOCK-UP RETAIL PREMISES

TO LET

- 2,325 sq.ft.
- Large (30ft) glazed frontage to pedestrianised area
- Immediate Availability
- New lease available
- Suitable for food related uses

Rent: £46,500 per annum exclusive

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

Elwick Place is a 100,000 sq.ft. leisure, cinema and restaurant complex located in the heart of Ashford town centre where Elwick Road meets Bank Street in the 'shared space' area. Despite being a new complex within the Town Centre, it is proving to be a very popular leisure destination offering a variety of food and beverage destinations such as Macknade Foods, UNITA 4 (Italian) and Matches Sports Bar, which are all complimented by Picturehouse cinema, Travelodge Hotel, Snap Fitness (gym) and The Snug (home and lifestyle store).

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

This lock-up retail unit is the last of 7 similar units on the ground floor of the four storey hotel building at the Elwick Place development. It provides 2,325 sq.ft. of retail space finished to a shell specification with a concrete floor ready for final shop fitting by the incoming tenant. There is a large glass and aluminium shop front 30ft long containing double doors 8'8" wide facing on to the pedestrianised area and across to County Square and Bank Street. There are WC facilities at the rear of the unit and a rear pedestrian access door.

ACCOMMODATION

Lock-Up Retail Space: 2,325 sq.ft.

SERVICES

All main services are connected to the premises.

BUSINESS RATES

The rateable value is currently £27,250 but from April 2023 will be £23,000.

The uniform business rate multiplier for the year 2023/24 is 49.9p.



TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £46,500 per annum exclusive. There is a service charge of circa £5 psf per annum.

LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Results awaited.

Certificate and Report can be viewed when available at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.

