

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

## Unit 1 Elwick Place Elwick Road, Ashford, TN23 1AX

W3W: Dairy.Singer.Clean



**INCENTIVES AVAILABLE**

### MODERN LOCK-UP RETAIL PREMISES

#### TO LET

- Unit 1 – 5,124 sq. ft (could be split)
- Large glazed return frontage to car park
- Immediate Availability
- New lease available
- Suitable for food and beverage related uses

**Rent: £75,000 per annum exclusive**

STAFFORD PERKINS

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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 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 unit is very prominently located next to the Elwick Place car park and is also visible from the shared space road system on Elwick Road. Located on the ground floor of the Elwick Place development, providing just over 5,100 sq. ft. of retail space, this unit is open plan and was previously operated as a food hall/restaurant and farm shop. There is a large glass and aluminium shop front containing double doors 8'8" wide facing on to the pedestrianised area and across to County Square along with a glazed return frontage onto the car park. There are WC facilities and a rear pedestrian access door. Externally, there is the option for outside customer seating, subject to landlord's consent and a car park shared for all tenants/customers on a pay and display basis.

## ACCOMMODATION

Unit 1: 5,124 sq.ft. (476 sq. m)

Could be split to provide 2 units of approx. 2,562 sq. ft. each

## SERVICES

All main services are connected to the premises.

## BUSINESS RATES

The rateable value is £85,000 for both units 1 and 2 from 1<sup>st</sup> April 2023. This will need to be re-assessed upon re-occupation however, we estimate it will be in the region of £52,000. The uniform business rate multiplier for the year 2024/25 is 51.2p.

## TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent is to be £75,000 per annum for Unit 1 as a whole, with a service charge of circa £5 psf per annum or £40,000 for each unit if split.

## 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. Or via our joint agents Cradick Retail 01892 515001.

## ANTI MONEY LAUNDERING REGULATIONS

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

