

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Units 7a & 7b Elwick Place Elwick Road, Ashford, TN23 1AX



**INCENTIVES
AVAILABLE**

W3W: dairy.singer.clean

MODERN LOCK-UP RETAIL PREMISES

TO LET

- Unit 7a – 1,550 sq. ft
- Unit 7b – 1,044 sq. ft.
- Immediate Availability
- Available combined or separately
- New leases available
- Suitable for food and beverage related uses

Rents from: £20,000 - £45,000 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 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

Units 7a & 7b are prominently located within the the left hand building within the Elwick Place development, visible from the shared space road system on Elwick Road. Located on the ground floor of Elwick Place, Unit 7a provides just under 1,600 sq. ft. and Unit 7b is just under 1,050 sq. ft.. Unit 7a is an 'L-shaped' corner unit and is located next to the entrance to Travelodge Hotel, and Unit 7b is located next to the recently opened Leo & Safe Café.

Both units have large glass and aluminium shop frontages containing double doors 8'8" wide facing on to the pedestrianised area, Unit 7a benefiting from a glazed return frontage onto the main pedestrianised square. Both units are available combined or separately. 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 7a: 1,550 sq.ft. (143.99 sq. m)

Unit 7b: 1,044 sq. ft. (96.98 sq. m)

SERVICES

All main services are connected to the premises.

BUSINESS RATES

The rateable value for 7a is £15,250 and 7b is £10,250 from 1st April 2023.

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

TERMS

The premises are available by way of new fully repairing and insuring leases, the terms of which are negotiable. The rents to be £25,000 per annum for Unit 7a and £20,000 per annum for Unit 7b. If both units are combined, the rent will be £45,000 per annum. 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. 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.

