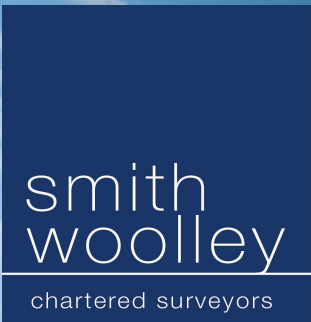


**PRE-LETS AVAILABLE - TO LET**  
Brand New Retail Units  
Mersham-le-Hatch Business Village



**From 851 sq.ft. to 937 sq.ft.**

\*indicative drawing

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

[www.smithwoolley.com](http://www.smithwoolley.com) 01303 226622 [sales@smithwoolley.com](mailto:sales@smithwoolley.com)

### Situation

The units will form part of the historic and popular Mersham-le-Hatch Business Village, situated just off the A20, Hythe Road, close to Junction 10a of the M20 at Ashford. The ever-expanding market town of Ashford has good transportation links to Dover, Canterbury and London via the high-speed rail network.

### Description

Due to increasing popularity of the Business Village and increased demand for additional commercial units, we are pleased to announce that two brand new units are to be built at the entrance of the Courtyard which will sit adjacent to the recently converted garage retail units. These new units will be finished with kitchen and W.C. facilities.

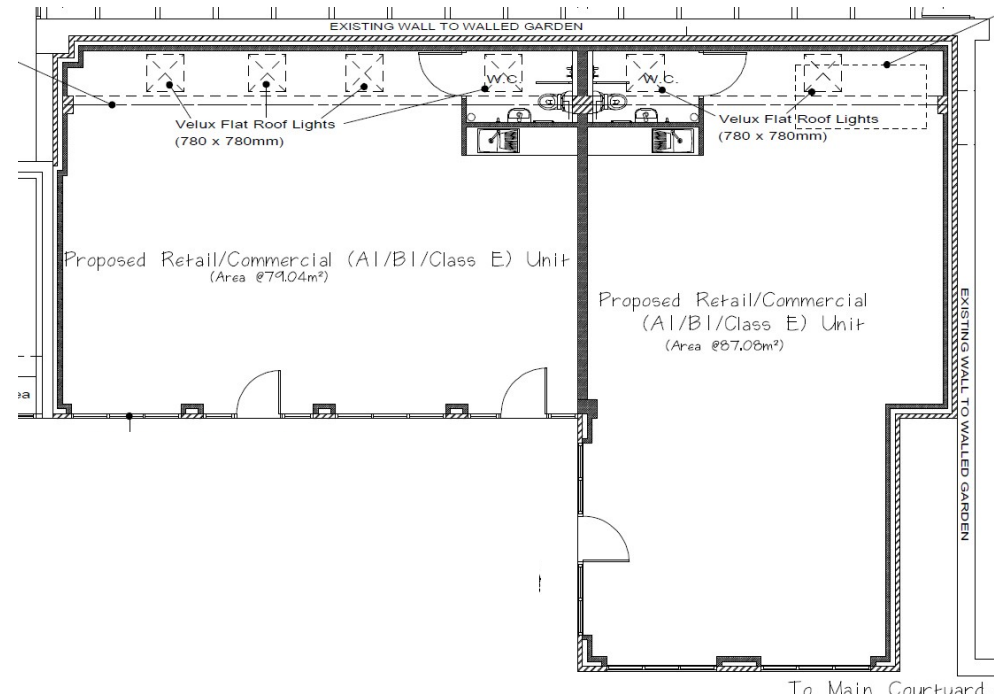
There is a large on-site communal car park.

### Accommodation

	Approx. Gross Internal Area	
	sq m	sq ft
Unit 4	79.04	851
<i>(May split into two smaller units)</i>		
Unit 5	87.08	937

### Business Rates

Ingoing tenants will be responsible for payment of business rates. Business rates will be assessed upon completion of the units.



### Energy Performance Certificate

EPC Certificate will be commissioned upon completion of build.

### Use

Perfect for a variety of commercial uses including retail, showroom and offices.

*Construction will commence once pre-letting terms have been agreed.*



## Terms

The units will be available to rent on the basis of a new internal repairing lease, length of lease negotiable.

The quoted rent will include the following:

- Water and drainage (reasonable use)
- Building insurance
- No service charge
- Ample on-site car parking
- External maintenance of the building, car park and grounds

The tenant will be responsible for payment of electricity, heating, telecommunications and business rates.

**Unit 4 - £1,800 per calendar month (no VAT)**  
**Unit 5 - £2,000 per calendar month (no VAT)**  
**(Subject to use)**

Deposit payable



Car Park



Gardens



Restaurant

## Legal Costs

Ingoing tenant to be responsible for payment of Landlord's legal fees

## Viewings

Strictly by appointment through these offices.

## For Further Information

Siobhan Wood

[siobhan.wood@smithwoolley.com](mailto:siobhan.wood@smithwoolley.com)

**01303 226622 / 01233 640800**

## VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request) A3154/April 2024