

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.

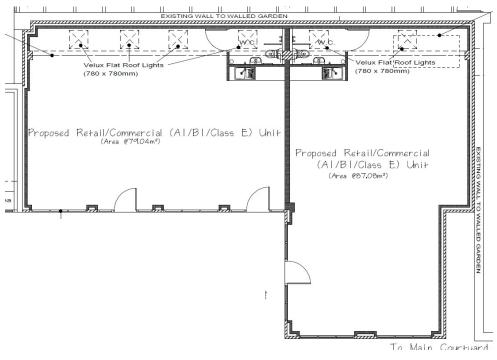
There is a large on-site communal car park.

Accommodation

	Approx. Gross Internal Area	
	sq m	sq ft
Unit 4	79.04	851
(May split into two	smaller units)	
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.



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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.

£1,800 per calendar month (no VAT) Unit 4 Unit 5

£2,000 per calendar month (no VAT)

(Subject to use)

Deposit payable







(This firm operates a Complaints Handling Procedure, details of which are available upon

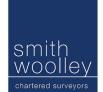
A3154/April 2024

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

Strictly by appointment through these offices.

VACANT POSSESSION UPON COMPLETION

Car Park Gardens Restaurant



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Legal Costs

Viewings

request)

Siobhan Wood

For Further Information

SUBJECT TO CONTRACT

siobhan.wood@smithwoolley.com

01303 226622 / 01233 640800

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