



Modern Lock-up Premises
Suitable for Food and Beverage Related Uses
Available as a Whole or can be Divided

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. The location is proving popular as the leisure destination in the town centre with Food & Beverage operators, the Picturehouse Cinema, Travelodge, Snap Fitness and The Snug, a home and lifestyle store.

Ashford is one of Kent's designated growth centres with 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 excellent communications network via the A20/M20 and five mainline railways. Ashford International Passenger station also gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.



DESCRIPTION

These two retail units are very prominently located next to the Elwick Place car park and are also visible from the shared space road system on Elwick Road. Located on the ground floor of the Elwick Place development, providing just over 8,500 sq. ft. of space, these two units are open plan and were 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 at the rear of the unit 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.

Picture
house
— ASHFORD —



Leo & Sage

UNITÀ 4



snap fitness 24/7

UNIT 1

AREAS: 5,124 sq. ft. (476 sq. m)

TERMS: The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed

RENT: £75,000 pa

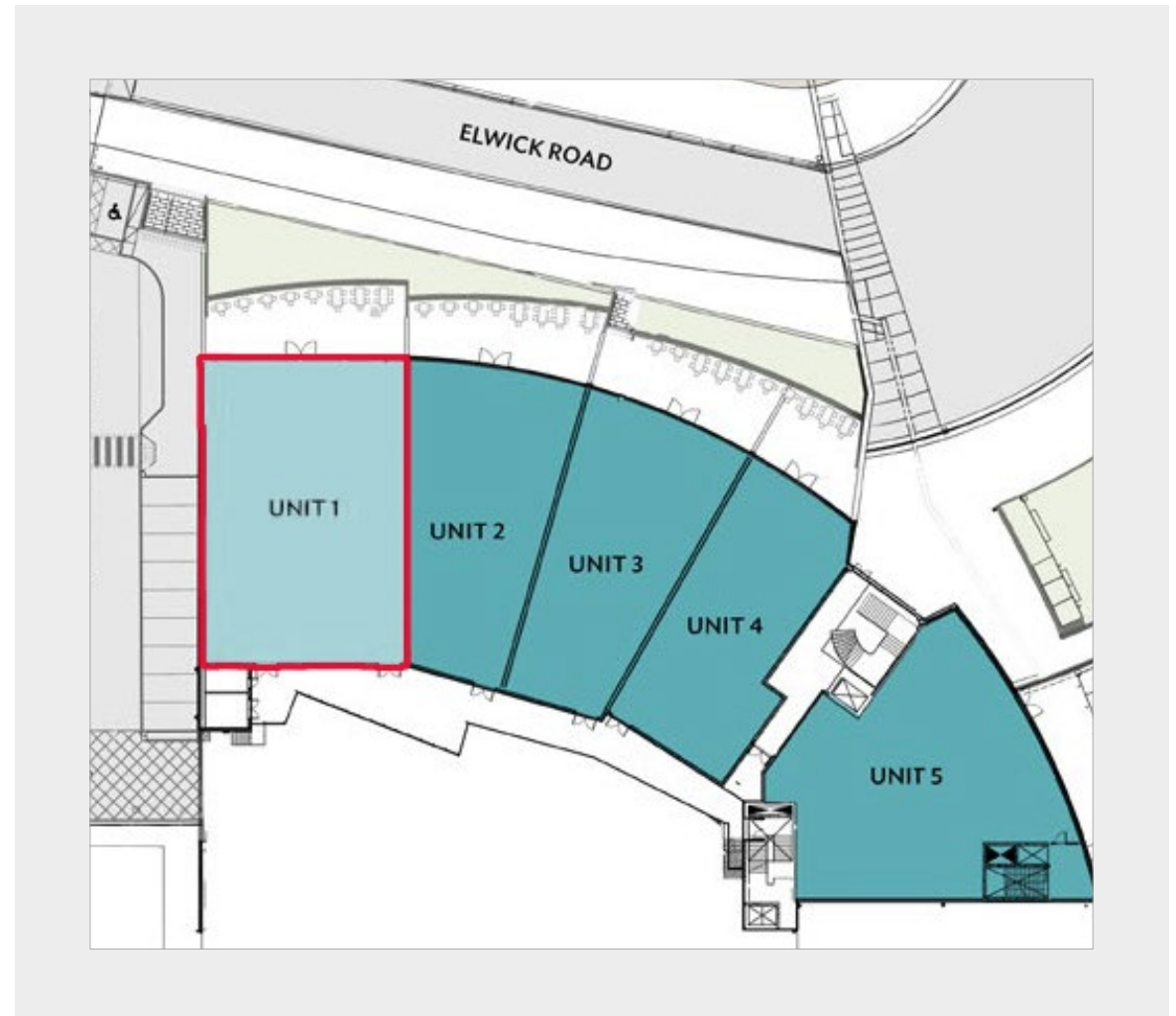
AVAILABILITY: Immediately available

RATES:	Rateable Value	£85,000
	Rate in the £ for 2023/24	51.2p

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

EPC: To be assessed

VIEWING: Strictly by appointment with the agent



UNIT 2

UNDER OFFER

AREAS: 3,541 sq.ft. (329 sq. m)

TERMS: The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed

RENT: £52,500 pa

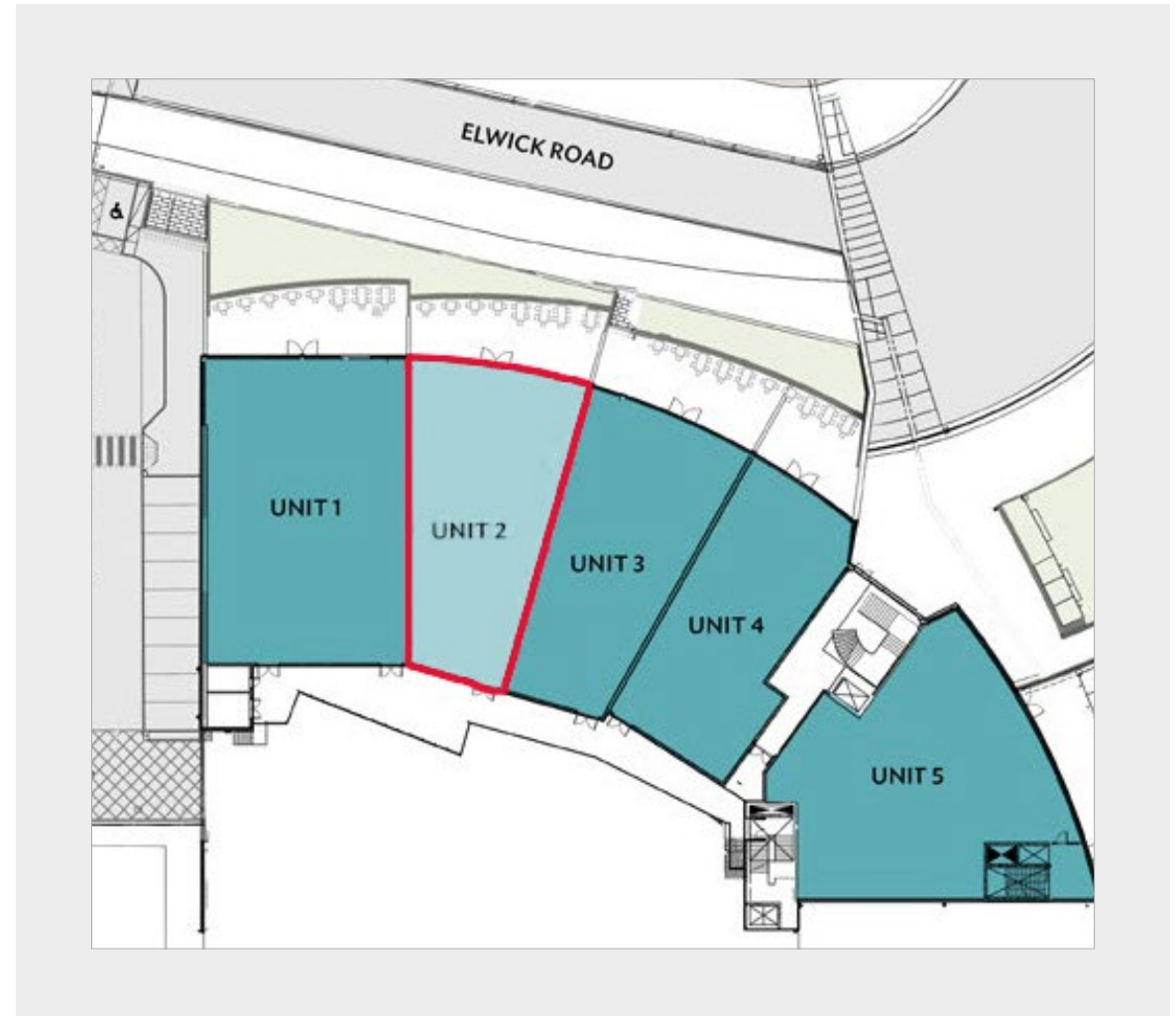
AVAILABILITY: Immediately available

RATES:	Rateable Value	£85,000
	Rate in the £ for 2023/24	51.2p

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

EPC: To be assessed

VIEWING: Strictly by appointment with the agent



FOR FURTHER INFORMATION PLEASE CONTACT JOINT AGENTS:-



Alex Standen

01892 707577 | 07770 935263
astanden@cradick.co.uk

Jack Pearman

01892 707511 | 07483 361559
jpearman@cradick.co.uk



01233 613900

www.staffordperkins.co.uk

www.cradick.co.uk

Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001



Cradick Retail LLP for themselves and the vendors of this property whose agents they give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 1998 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please refer to our website www.cradick.co.uk.