



Prominently Located Lock Up Shop – To Let

LOCATION

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.

This property is positioned in one of Ashford's most prominent locations on the junction of High Street and Bank Street, close to **Lloyds Bank, Starbucks, Holland & Barrett, Tesco** and **WH Smith**.

ACCOMMODATION

The property is arranged over the ground floor and basement, with the following gross internal floor area:-

Ground Floor Sales	88.35 sq m	951 sq ft
Ground Floor Ancillary	11.14 sq m	120 sq ft
Basement Storage		
WC		
Total	99.49 sq m	1,071 sq ft

There is self-contained office accommodation on the first floor which is available by way of a separate lease with an additional approximate 700 sq ft if required.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£37,500 pa**.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£38,750
Rate in the £ (2024/25)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact agents:-

Jack Pearman
01892 707511
07483 361559

jpearman@cradick.co.uk

Alex Standen
01892 707577
07770 935263

astanden@cradick.co.uk

Or joint agent:

Richard Stafford
01233 613900
07770 827428

richard@staffordperkins.co.uk

Subject to Contract and Exclusive of VAT

