

TO LET

EXTENSIVE RETAIL UNIT WITH EXCELLENT DISPLAY FRONTAGE



UNIT 18, PARK MALL SHOPPING CENTRE, ASHFORD, KENT

LOCATION

Park Mall is a well established retail mall, anchored by Wilkinson, located to the north of the High Street in the prime shopping centre of Ashford, opposite the County Square shopping centre with Marks and Spencer close by. This unit is the first unit within the centre on the left-hand side, opposite The Orange mobile telephone shop. Adjacent retailers include Accessorize, TopMan and Dorothy Perkins.

Ashford, having a population of approximately 60,000 inhabitants, is the designated growth centre of Kent and benefits from a fine communication network via the A20/M20 and five mainline railways in addition to the international passenger station giving direct access to northern continental Europe. High speed trains are now running into London with a journey time of 37 minutes.

UNIT 18, PARK MALL SHOPPING CENTRE, ASHFORD, KENT

DESCRIPTION

A modern shop unit with ground floor sales of 666 sq.ft. and first floor staff accommodation and storage extending to 907 sq.ft. The unit also benefits from air conditioning.

The unit has an aluminium shop front with double doors to the centre of the wide shop front (gross frontage 49'3").

ACCOMMODATION

Ground Floor

Sales 666 sq.ft.

First Floor

Storage 907 sq.ft.

SERVICES

All mains services are connected to the premises.

RATEABLE VALUE

The premises are assessed as a shop and premises under the 2005 Rating List with a rateable value of £29,000. The Uniform Business Rate Multiplier for the year 2009/2010 is 0.485.

TOWN PLANNING

We understand that the unit has existing planning consent for A1 retail user.

TERMS

The premises are offered by way of a new effective Full Repairing and Insuring sub-lease on a flexible term at a reduced rent of £17,500 per annum. A service charge to be levied by the landlord in addition to rent, equivalent to £6,400 per annum, plus annual insurance premium. VAT to apply to rent and other monies accrued.

There is a recently issued Code of Practice for commercial lease, details of which can be found at www.commercialleasecodeew.co.uk This code is supported by the Royal Institution of Chartered Surveyors.

LEGAL FEES

Each party to bear their own costs in the transaction.

VIEWING

Strictly by appointment with the sole letting agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching postcode TN24 8RY.