

Colyer Commercial

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TO LET



2, TORRINGTON ROAD, ASHFORD, KENT

LOCATION

Torrington Road is located in a densely populated area of south Ashford, approximately quarter of a mile south of the town centre, close to the International Rail Station and within easy reach of the M20 motorway junctions 9 and 10, serving Ashford with connections to Dover and The Channel Tunnel.

Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with a good infrastructure and soon to benefit from the CTRL high speed rail link, reducing journey times into St Pancras (in Dec 2009) to approximately 37 minutes.

Colyer Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that - particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Colyer Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property. /...

2 TORRINGTON ROAD, ASHFORD

DESCRIPTION

The property is a lock up shop premises on the ground floor of a semi-detached brick built two storey building. The shop has a timber shop front, single door access and large fascia. Internally the sales area is open with rear access to an office. Access to toilet facilities will be provided. It may be possible to utilise some parking by the front door.

ACCOMMODATION

Ground Floor	<u>Shop</u>	Sales Area:	388 sq.ft
		Rear Office/Store	140 sq.ft.

SERVICES

All mains services are connected.

RATEABLE VALUE

The Valuation Office website shows that the shop is assessed at Rateable Value £2,500. The current small business rate multiplier until 31.03.11 is 0.407.

TOWN PLANNING

The property has A1 retail consent.

TERMS

The premises are available by way of a new fully repairing and insuring lease, for a term to be agreed, at a rent of £4,800. A three month rental deposit will be required.

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 COSTS

The ingoing tenant is to bear the landlord's reasonable legal costs in the preparation of the new lease.

VIEWING

By easy appointment with the agents, Colyer Commercial.

MAP

Find it at Multimap.com searching TN23 7TD.