

TO LET



22, CHURCHYARD, ASHFORD, KENT **TOWN CENTRE OFFICES**

LOCATION

This town centre office building has a corner position in the Churchyard and also an entrance directly onto the High Street (No. 71a).

Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with a current population of approximately 60,000 inhabitants, 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 38 minutes. The M20 motorway gives access to the motorway network and Channel Tunnel 13 miles to the east. /...

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.

DESCRIPTION

This three storey period building comprises a ground floor reception office and five further offices with kitchen and WC facilities totalling approximately 972 sq.ft.

ACCOMMODATION

<u>Ground Floor</u>	Entrance from High Street or the Churchyard. Stair lobby	
	Reception Office	137 sq.ft.
	Rear lobby & WC	
<u>Mezzanine</u>	Rear Office	112 sq.ft.
<u>First Floor</u>	Front Office	222 sq.ft.
	Rear Office	141 sq.ft.
<u>Mezzanine</u>	Kitchen lobby & WC	
<u>Second Floor</u>	Front Office	222 sq.ft.
	Rear Office	<u>138 sq.ft.</u>
Total:		972 sq.ft.
Cellar	At present not used.	

SERVICES

All mains services are connected.

RATEABLE VALUE

The Valuation Office website indicates that the premises have a rateable value of £8,400. The current uniform business multiplier for the year 2010/2011 is 0.407, although transitional relief may affect the amount payable.

TERMS

The premises are offered on a new fully repairing and insuring lease, length by negotiation, at a rent of £10,000 per annum.

There is a 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

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

VIEWING

By easy arrangement with the agents, Colyer Commercial.

MAP

Find it at Multimap.com searching TN23 1QG