

## TO LET



**71, HIGH STREET, ASHFORD, KENT**  
**TOWN CENTRE RETAIL PREMISES**

### **LOCATION**

The property is centrally located in the heart of Ashford and close to major High Street retailers and banks.

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 to approximately 35 minutes. The M20 motorway gives access to the motorway network and Channel Tunnel 13 miles to the east.

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**DESCRIPTION**

The property comprises a self-contained, lock-up shop with wide frontage in the upper part of the High Street. The Shop front is timber with a single pedestrian door and three large display windows above a timber stall riser. There is a fascia suitable for sign-writing and the sales area is clear open space. The shop also has a WC.

The property is suitable for A1 retail or A2 professional services.

**NB:** The remainder of the building comprises 972 sq.ft. of office accommodation with an entrance from the Churchyard and is available separately (please ask for details).

**ACCOMMODATION**

**Sales area: 378 sq.ft.**

WC.

**SERVICES**

All mains services are connected.

**RATEABLE VALUE**

The Valuation Office website indicates that the premises are assessed at a rateable value of £14,250. The current uniform business multiplier for the year 2010/2011 is 0.407 (with small business rate relief). Transitional relief restricts the increase from last year's liability, therefore the rates bill for 2010/11 is £4,830.55.

**TERMS**

The premises are available by way of a new fully repairing and insuring lease at a rent of £15,000 per annum.

There is a recently issued Code of Practice for commercial lease, details of which can be found at [www.commercialleasecodeew.co.uk](http://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 TN24 8SF