

TO LET

EXTENSIVE RETAIL UNIT WITH OFFICES



42 HIGH STREET, ASHFORD, KENT

LOCATION

Located centrally in the Lower High Street, adjacent to the British Heart Foundation, McDonalds and Sports Direct. There is a regular market to supplement pedestrian flow (increase trade) in this semi-pedestrianised street. Vicarage Lane car park (a large, short-stay car park) is in close proximity.

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 December) to approximately 38 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 three storey building which has ground floor frontage of 13'9" incorporating a separate access to the upper floors. It may be possible to remodel the shop front to provide a more distinct entrance for the upper floors and leaving the ground floor shop more self-contained.

The ground floor shop has a maximum depth of 99'6", with a clear open sales area, and further raised sales area at the rear. There is an ancillary store/office to the first floor. It is currently suitable for fitting-out to an occupiers specification.

The upper floors are suitable for offices in separate occupation if required or could be converted into residential accommodation, subject to planning permission. Needing some refurbishment, the accommodation provides four offices on the first floor and three on the second floor.

Whilst there is no car parking available with this office accommodation, public car parks are within close proximity in the town centre.

ACCOMMODATION

<u>Ground Floor</u>	Sales Area: Rear WC	1,174 sq.ft.
<u>First Floor</u>	Front Office Mid Room Mid Office Rear Office	173 sq.ft. 133 sq.ft. 95 sq.ft. 182 sq.ft.
<u>Second Floor</u>	Front Office Mid Office Rear Office Kitchen	173 sq.ft. 137 sq.ft. 209 sq.ft. 45 sq.ft.
Total:		<hr/> 2,321 sq.ft.

SERVICES

All mains services are connected to the premises.

RATEABLE VALUE

The premises are assessed at a rateable value of £22,250 for the whole building. The current rate multiplier for the year 2011/2012 is 0.433.

TOWN PLANNING

The unit has A1 consent.

TERMS

The property is offered by way of a new full repairing and insuring lease for a minimum term of 3 years. Initial rental £32,000 per annum. There will be an allowance made for shopfitting.

VIEWING

Accompanied viewings by appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching TN24 8TE