

TO LET

LEISURE PROPERTY IN CENTRAL POSITION



CURVES GYMNASIUM, DRUM LANE, ASHFORD, KENT

GYMNASIUM OR POTENTIAL SHOWROOM WITHIN ASHFORD TOWN CENTRE

LOCATION

This property is located on the junction of Drum Lane, Apsley Street and Regents Place in the heart of Ashford Town Centre, only yards from the main ring road.

Ashford, the designated growth centre of Kent, currently has a population of approximately 54,000 inhabitants and is located in the centre of the county. It benefits from a fine communications network via the A20/M20 and five mainline railways. The international passenger station now gives direct access to northern continental Europe.

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DESCRIPTION

This unit, of pre-cast concrete portal frame construction under a corrugated asbestos roof, has brick cavity blockwork to side and front elevations, with profiled asbestos cladding to side, end and upper elevations.

The unit benefits from a new suspended ceiling having concealed lighting panels within. Timber doors give access from the attractive brick paved forecourt to the main showroom of almost 1,400 sq.ft. The premises benefit from floodlighting, intruder alarm system, staff WCs and a small internally partitioned office area.

PLANNING

The current planning consent granted in favour of this property is for D2 use (gymnasium) (07/00753/AS), Ashford Borough Council. Accordingly any other use outside of D2 (assembly and leisure) will require a change of use application.

ACCOMMODATION

Leisure Space **1,371 sq.ft.**

Former Forecourt display area/car parking.

SERVICES

Mains services are connected to the premises.

RATEABLE VALUE

The premises are assessed at a rateable value of £13,000. The current uniform business rate multiplier for the year 2010/2011 is 41.4p.

TERMS

The premises are available on a new full repairing and insuring lease, the terms of which are negotiable. The lease is to be granted outside the Landlord and Tenant Act 1954 Part II, with the ingoing tenant being responsible for both parties' reasonable legal costs, at a rising rent starting at £12,000 per annum increasing to £17,500 per annum over a four year period.

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.



VIEWING

By easy arrangement with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching TN23 1LQ

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