

TO LET

REDUCED RENT - £30,000 P.A.



UNIT 2, PARK MALL, ASHFORD, KENT

LOCATION

Park Mall is one of two shopping malls in Ashford, Kent, north of the High Street. It benefits from a large car park on ground and first floor, with Wilkinsons as an anchor. The unit is located on the main thoroughfare from the High Street.

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. /...

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DESCRIPTION

The modern unit has a wide frontage of 54' with central recessed doors in an aluminium and glazed shop front. Internally the shop is laid out mostly for retail display but there are stock rooms on the ground floor and a large staircase for access to the first floor retail space, beyond which is the staff kitchen and toilets. There is an emergency fire stairway at the end of the store at first floor level.

There is a loading area in the Centre close by, and the Centre benefits from security out of hours. The Centre owners promote the Centre as a whole.

ACCOMMODATION

Ground Floor	Retail Sales Area:	1,591 sq.ft. - includes some storage.
	Ground Floor Storage:	61 sq.ft.
First Floor	Retail Sales Area:	672 sq.ft.
	Kitchen	70 sq.ft.
	Ancillary:	<u>308 sq.ft.</u>
Total:		2,702 sq.ft.

SERVICES

The Centre deals with all common area issues and maintenance of the structure. There is a service charge which is currently £10,777 per annum.

BUSINESS RATES

The Valuation Office website indicates that the premises have a rateable value of £62,000. The current uniform business rate multiplier for the year 2010/2011 is 0.414, but due to Transitional Relief the amount payable for this year is £21,756.

TOWN PLANNING

The unit has A1 retail consent.

TERMS

The premises are held on a lease which expires in September 2011. The rent being paid is £65,975 per annum, but a new sub-lease will be created at a rent of £30,000 per annum with flexible terms.

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

Each party is to bear their own 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 8RY