

TO LET

ASHFORD COINWASH



2 CRADLEBRIDGE DRIVE, ASHFORD, KENT
SHOP with LIVING ACCOMMODATION
IN PRIVATE HOUSING DEVELOPMENT

LOCATION

The property is located at the junction of Cradlebridge Drive and Foxglove Road approximately one mile from Ashford town centre, within the Willesborough suburb that is made up of private housing on both sides of Hythe Road, which links the town centre with Junction 10 of the M20 motorway approximately one mile away.

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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2 CRADLEBRIDGE DRIVE, ASHFORD

DESCRIPTION

The shop comprises a clear sales area with central aluminium door and aluminium framed windows either side. Internally there is a vinyl floor, plastered walls and ceiling. At present it is in use as a launderette and has a partitioned area at the rear. There is no warranty available that the machines are in working order. We understand that one machine is in need of repair. There is a self-contained two bedroom flat on the first floor.

ACCOMMODATION

Shop	Sales Area: 16'2" x 37'5" WC	565 sq.ft.
Flat	Lounge: 17'6" x 10'7" max. Kitchen: 11'4" x 5'3" Main Bedroom: 13'1" x 8'9" 2 nd Bedroom: 10'4" x 7'1" Bathroom: 7'4" x 5'1" Landing:	TV point, telephone point, NSH point, carpet. Fitted worktops, sink unit, gas cooker point, washing machine, taps, fridge space. With walk-in wardrobe. Bath, wash handbasin and WC. Cupboard with hot water cylinder and storage cupboard.
Externally		Car parking space and small enclosed yard.

SERVICES

All mains services are connected to the property. The services have not been tested and no warranty is given on any fixtures and fittings.

BUSINESS RATES AND COUNCIL TAX

The Valuation Office website indicates that the shop has a rateable value of £5,400. The amount payable before Small Business Rate Relief is £2,235.60, which could be reduced to £1,098.90. The flat is in Band B and the amount payable for 2010/2011 is £1,085.06.

TERMS

The premises are offered on a new lease, length by negotiation, on full repairing and insuring terms at a rent of £9,000 per annum with the ingoing tenant responsible for meeting the landlord's reasonable legal costs in the preparation of the lease (estimated to be £1,000 plus VAT).

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.



VIEWING

By easy arrangement with the agents, Colyer Commercial.

MAP

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