

# Colyer Commercial

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## TO LET



### **2 NEW RENTS, ASHFORD, KENT**

#### **LOCATION**

New Rents is an extension of the High Street with high footfall in this busy retail area, close to Marks & Spencer, Argos, Café Nero and Royal Bank of Scotland. It is centrally located within the ring road and close to all amenities.

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 NEW RENTS, ASHFORD**

### **DESCRIPTION**

The shop consists of an aluminium framed plate glass frontage with a large open sales area, rear storage room, kitchen and WC. The sales area is air conditioned with suspended ceilings and a varnished wooden floor. There is a car parking space in the rear service area.

### **ACCOMMODATION**

<b><u>Ground Floor</u></b>	Shop Sales Area:	964 sq.ft.
	Rear Store:	302 sq.ft.
	Kitchen	78 sq.ft.
	WC.	

### **SERVICES**

All mains services are connected. Heating and cooling is installed in ceiling mounted air conditioning cassettes.

### **RATEABLE VALUE**

We are advised by the local authority that the shop is assessed at Rateable Value £14,750. The current uniform business rate multiplier for the year 2011/2012 is 0.426 . The small business rate relief multiplier may be applicable.

### **TOWN PLANNING**

The unit has A1 consent.

### **TERMS**

The premises are available on a new lease, of which terms are to be negotiated, at a rent of £19,500 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



### **VIEWING**

By Easy appointment with the agents, Colyer Commercial.

### **MAP**

Find it at Multimap.com searching TN23 1JH.