

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

## Retail Units, County Square Shopping Centre Ashford, Kent TN23 1YB



### Central Shopping Centre Retail Accommodation

#### TO LET

- Sizes from 241 sq.ft. to 20,185 sq.ft.
- Main shopping area of the town centre
- Immediate Availability

**Rent : on application**

STAFFORD PERKINS

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These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

The County Square shopping centre is located in the centre of the thriving market town of Ashford, just a few minutes' walk from the railway station and adjacent to the new Elwick Place hotel and leisure complex. The centre was completed in 2008 and by 2019 (pre-pandemic) over 5 million shoppers were visiting the site.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 100,000 inhabitants and is set to continue growing for the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

County Square comprises over 400,000 sq.ft. of retail and office accommodation having a 600 space car park adjoining the scheme. Currently the available units range in size from three lock-up kiosk units on the lower ground floor level, three more normally-sized units ranging between 1,000 and 5,000 sq.ft., to a unit of up to 20,185 sq.ft. of accommodation. These units could be suitable for restaurant or leisure type uses.

## ACCOMMODATION

<u>Unit</u>	<u>Area</u>	<u>Rent</u>	<u>Rateable Value (not the amount payable)</u>	<u>Serv.Charge (per annum)</u>	<u>Insurance (per annum)</u>
115	267	£ 4,000.00	To be re-assessed	£1,882	£60
116	241	£ 4,000.00	To be re-assessed	£1,714	£60
117	243	£ 4,000.00	To be re-assessed	£1,679	£60
123	346	£ 4,000.00	£1,825.00	£1,903	£3,137
38	3,402	£ 35,000.00	£22,750.00	£20,571	£3609
113-114	5,509	£ 75,000.00	£76,250.00	£35,124	£652
119-122	12,602	P.O.A.	To be re-assessed	£80,428	£3,385
12	1,160	£ 35,000.00		£7,230	£165
101 (available 2023)	2,702	P.O.A.	To be re-assessed	£19,739	£721
109	20,185	P.O.A.	£113,000	£105,085	£4,541

## SERVICES

All main services are connected to the scheme, though may not be available in all units.

## SERVICE CHARGE

There is a service charge payable to ensure that the highest standards within the scheme are maintained and further details of this can be made available on a unit by unit basis.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

## BUSINESS RATES

As shown in the schedule above, although in some instances reassessment or first assessment is awaited. The uniform business rate multiplier for the year 2022/23 is 49.9p.

## TERMS

The premises are available by way of new fully repairing and insuring leases, the terms of which are negotiable. The quoting rents are shown in the schedule above. VAT is applicable to all rents.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates and Reports can be viewed by searching TN23 1YB at <https://find-energy-certificate.digital.communities.gov.uk/>

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900  
or joint agents MMX Retail: Nick Symons 0203 130 4655

## ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.