

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 15 Park Mall, Ashford, Kent TN24 8RY

W3W: slick.rental.logs



GROUND FLOOR LOCKUP SHOP IN ESTABLISHED TOWN CENTRE SHOPPING MALL

TO LET

- Ground Floor Retail Unit of 1,303 sq. ft.
- Immediate Availability
- New lease available
- Established Shopping Centre in Town Centre location

Rent Sought: £5,000 per annum plus VAT

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

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

Park Mall shopping centre is located within the heart of Ashford Town Centre which extends up to Castle Street and the High Street. It is within walking distance to the railway station as well as Edinburgh Road Car Park, as well as various other public car parks. Other occupiers within the centre include Wilko, Savers, Greggs and KM media group.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in 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 Passenger station gives direct access to London in some 38 minutes via HS-1.

DESCRIPTION

This is a ground floor double fronted retail unit situated within the popular Park Mall shopping centre. The premises comprises of a sales area with three further smaller sales/store areas separated by partitioned walls, one of which has a small kitchenette area, whilst there is a WC to the rear of the unit. The shop itself benefits from laminate flooring, various data cable points and sockets, Daikan air conditioning system, suspended ceiling with Cat II lighting and a manual roller shutter door for external security. The unit was previously occupied by Bare Bazaar, an organic food retailer. Any businesses will need to abide by the opening hours of the shopping centre which are Monday – Saturday 8am – 5pm and Sunday 10am – 4pm. Further to this, no coffee shops will be permitted.

ACCOMMODATION

Sales Area including kitchenette 1,303 sq. ft.
Plus WC

SERVICES

Mains water and electric are connected to the premises.

BUSINESS RATES

The premises have a rateable value of £12,500. Small Business Rate Relief is eligible for qualifying occupiers.
The uniform business rate multiplier for the year 2023/24 is 49.9p.



TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £5,000 per annum plus VAT. In addition, there is a service charge of £3,727.27 per annum to cover the cost of communal maintenance/upkeep of common and shared areas. We are only able to offer a 5 year lease with a mutual break clause in February 2025.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 87 (Band D).
Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

ANTI MONEY LAUNDERING REGULATIONS

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