

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 2 Mace Lane Ashford, Kent TN24 8PE

W3W: holds.funds.intent



PROMINENT RETAIL WAREHOUSE UNIT

TO LET

- 3,855, sq.ft.
- Very prominent location
- New lease available
- Close to town centre and motorway
- Generous car parking

Rent Sought: £60,000 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

This property is located on the northern side of Mace Lane (A2042) approximately ¼ mile north-east of Ashford town centre. This is a prominent trade counter location on one of Ashford's busiest arterial roads. It is located adjacent to 'Kwik-Fit' and the newly let 'Pet's Corner'.

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 International Passenger station can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

This steel portal framed unit provides a little under 3,900 sq.ft. of accommodation and is of concrete block, cavity brick construction to lower elevations, with insulated profiled steel cladding to upper elevations and roof. There is high level glazing to the front elevation with LED strip lights, and the unit benefits from a roller shutter door and personnel doors. Externally we are advised that there are approximately 25 car parking spaces shared with 'Pet's Corner'.

ACCOMMODATION

Retail Warehouse 3,855 sq.ft.
Plus WC

SERVICES

All main services are connected to the premises.

BUSINESS RATES

The premises have a rateable value of £44,750.
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 £60,000 per annum plus VAT.



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 55 (Band C).

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 or joint agents Avison Young 07552246069

ANTI MONEY LAUNDERING REGULATIONS

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