SMC Brownill Vickers

To Let

Retail / Food / Coffee / Office Premises opposite redevelopment of Elwick Place in Ashford (Kent)

£29,500 per annum

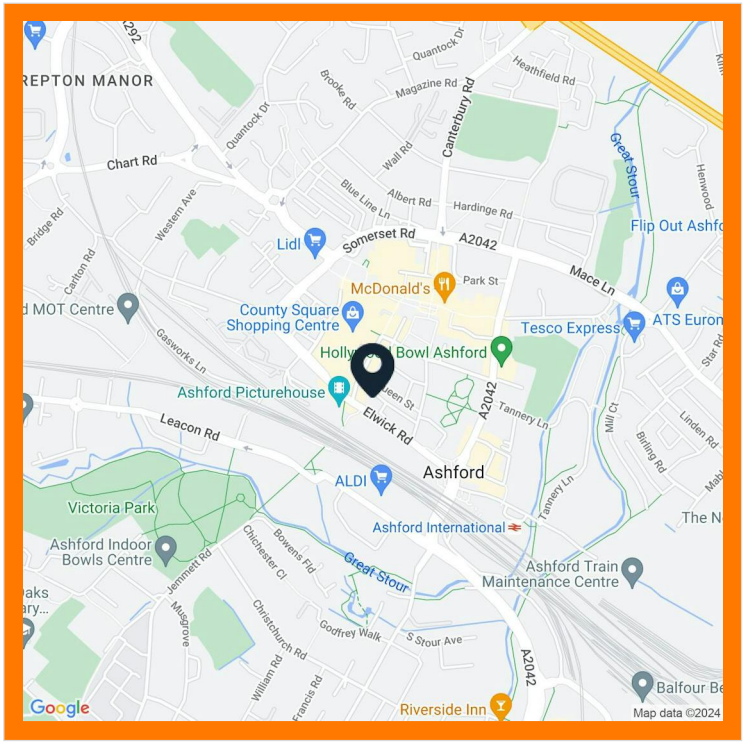
Unit 13 Elwick Road, Ashford, TN23 1PF

01708 973700 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Ground floor retail / food shell unit available for tenant's fit-out
- Prominent position directly opposite major new redevelopment
- Short distance from the main shopping district of Ashford town centre, Ashford College, & Ashford International Train Station
- Nearby occupiers; Picturehouse Cinema, The County Shopping centre
- Potential for retail / office (Class E) uses
- 1 car parking space

SMC Brownill Vickers



Description

Unit 13 benefits from an extensive full height glazing to the majority of the curved facade to Elwick Road. The unit provides an open ground floor area with capped off services ready for tenant's fit out. The unit benefits from an approximate 4.025m floor to ceiling height. and there is a 150mm raised access floor zone. Loading is available to the rear via Queens Road. The unit comes with 1 car parking space.

The upper parts of this development comprises of 12 new high quality residential flats above 13-14 Elwick Road and 30 apartments above 18,19,20 Elwick Road.

Location

The premises are located on Elwick Road in close proximity to Ashford town centre. Ashford is a growing and emerging town located approximately 60 miles south east of central London and in between Folkestone and Maidstone. Ashford is well know for for its international station and Eurostar link is one of Kent's designated growth centres with anticipated high population growth.

The location is within close proximity to the main retail and leisure area in Ashford town centre. Elwick Place a new cinema, restaurant and hotel complex development is opposite. The County Square shopping centre is also located opposite the premises. Ashford College is also located in close proximity. Nearby occupiers include Picturehouse Cinema, and various national occupiers.

Accommodation

Approximate Gross Internal Areas: Unit 13: 124.5 sq m, 1,340 sq ft

Planning

The property has planning consent for A1, A2, A3, A4, A5 Use Classes. Planning application reference is 15/00011/AS.

Rating Assessment

The property would need to be accessed for rating purposes. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business.

We would advise interested parties to carry out their own checks. More information can be found here: https://www.gov.uk/government/publications/business-rates-relief-202324-retail-hospitality-and-leisure-scheme-local-authority-guidance

Lease Terms

New FRI lease. Suitable rental incentives will be provided for the right tenant.

Rent

£29,500.

Business Rates

Further information is available upon request.

Energy Performance Certificate

D (83)

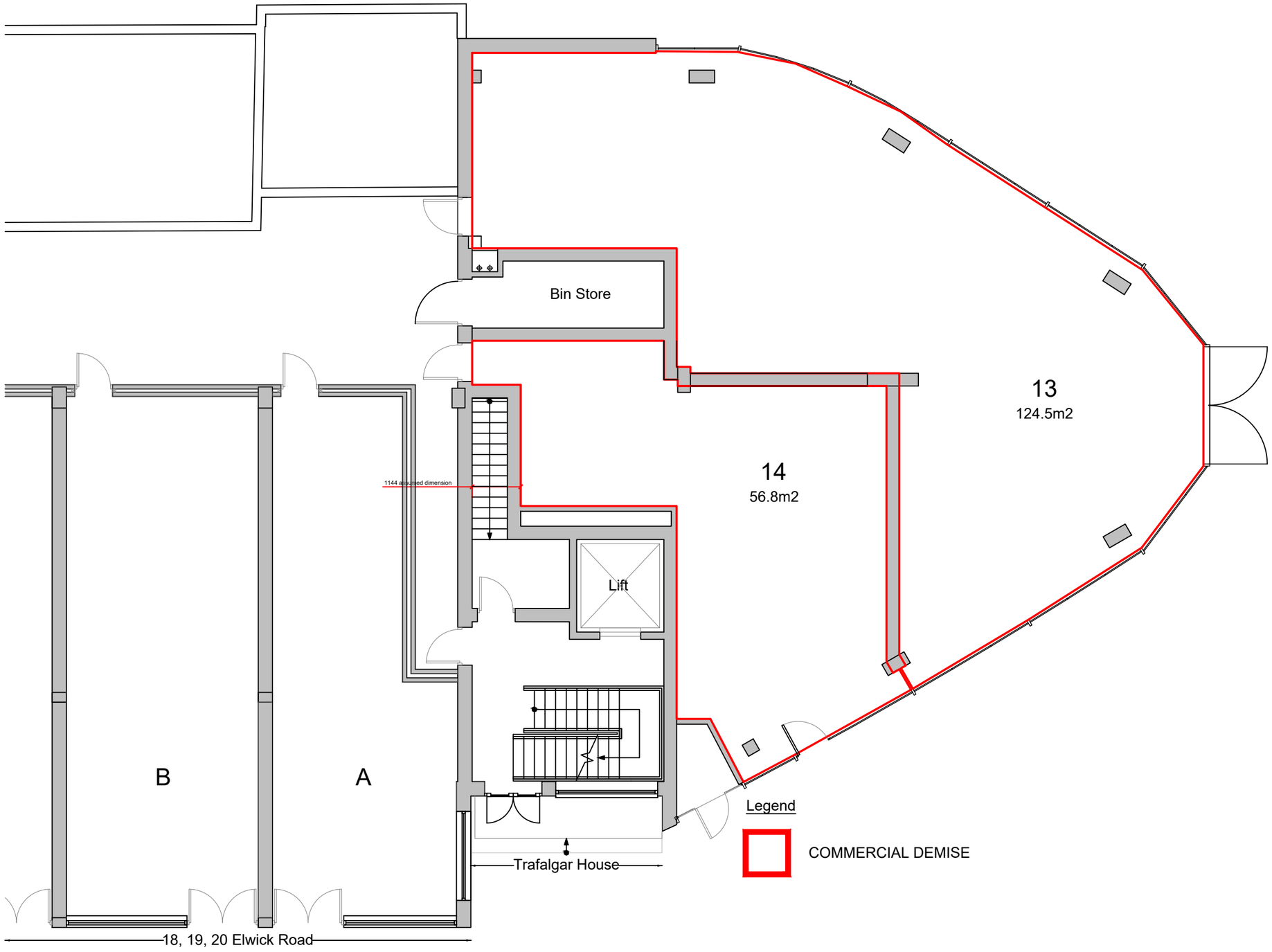
Viewing

Viewing is by prior appointment only. Please contact our agents for further information

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

Brownill Vickers Limited trading as SMC Brownill Vickers (SMCBV) and their joint agents (if any) for themselves and for the seller or landlord of the property whose agents give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of SMCBV or the seller or landlord and do not constitute the whole or any part of an offer or contract. They are a general outline for guidance purposes only. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or available of services or facilities , fixtures and fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing or financial or investment information or tenancy and title details or any other information or tenancy or title details or any other information set out in these particulars or otherwise provided shall not be relied upon as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of SMCBV has any authority to make or give any representation of warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of the prospective purchase or letting including in respect of any re-sale potential or value at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) SMCBV or its employees or agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that the statement or information has been made or given fraudulently by SMCBV. Generated on 13/03/2025

PARTIES & EVENTS
ARCADE BOOTHS
FREE ROAM ARENA



This drawing is copyright and shall not be reproduced nor used for any other purpose without written permission of the authors.

Do not copy from this drawing, use figured dimensions only.

The drawing must be read in conjunction with all other related drawings and documentation.

It is the contractor's responsibility to ensure compliance with the Building Regulations.

It is the contractor's responsibility to check all dimensions on site, any discrepancy to be reported immediately.

Details and sizes shown are indicative only and are subject to confirmation by the relevant Specialist Sub-contractor.

Revision	Description	Date
A	-	23-01-09
B	-	23-03-08

NORTH

1 0 1 2 3 4 5 6 7 8 9 10 metres

CUBITCONSULTING
PROPERTY & CONSTRUCTION CONSULTANTS

13-21 Curtain Road,
London,
EC2A 3LT

Tel: 020 7253 5050
Fax: 020 7253 5056
Email: mail@cubitconsulting.co.uk
Website: www.cubitconsulting.co.uk

Project title:
13-14 Elwick Road, Ashford

Drawing Title:
Ground Floor Plan - Option 2

Date: March 2023 Scale: 1:100@A3

Job No:	Drawing No:	Rev:
9177	002	B

This drawing must not be reproduced in whole or part without written consent
Do not scale from this drawing. Written dimensions to be checked on site