



**Fantastic position**



## **Shop 1 & 2, The Atrium, Church Road, Ashford, TW15 2UD**

A prime town centre corner double retail / showroom to let in this well known popular modern parade, with double customer lay by parking.

|                       |                                                                                                        |
|-----------------------|--------------------------------------------------------------------------------------------------------|
| <b>Available Size</b> | 1,300 to 2,043 sq ft / 120.77 to 189.80 sq m                                                           |
| <b>Service Charge</b> | To be confirmed                                                                                        |
| <b>Rates Payable</b>  | £11,100 per annum to £17,400 depending on whether a double or triple unit is taken - for guidance only |
| <b>EPC Rating</b>     | C (60)                                                                                                 |

### **KEY POINTS**

- Generous window frontage
- Prime position with parking
- Efficient layout

Description

A rarely available "double lock up" shop, with a superb double corner frontage and an efficient rectangular shape, together with rear loading access, staff parking space, with double public lay by parking to the front of the parade.

Location

Grove House Parade is located in the town centre close to the mainline station. There are a good range of local amenities including a Costa Coffee, Wimpy, and Sainsbury's Local close by, generating excellent footfall. The building comprises a parade of several units, this is the very well known former Muggeridge furniture shop on the corner, available due to retirement.

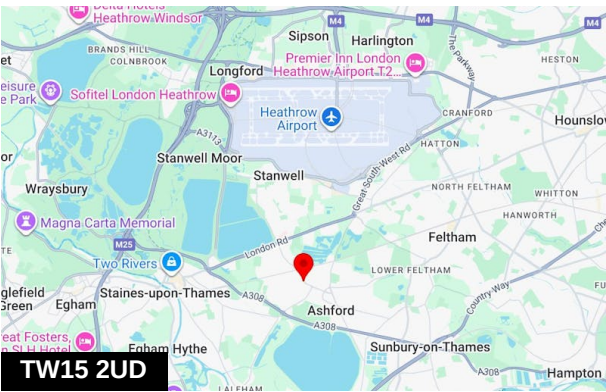
Accommodation

The accommodation comprises the following areas for guidance purposes:

| Name                            | sq ft | sq m   | Availability |
|---------------------------------|-------|--------|--------------|
| Ground - Corner double unit     | 1,300 | 120.77 | Available    |
| Ground - Additional if required | 743   | 69.03  | Available    |
| Total                           | 2,043 | 189.80 |              |

Terms

Available on a new lease, £44,000 p.a.x. rental guide for the double unit £60,000 p.a.x. for the triple unit, subject to lease terms and financial status.

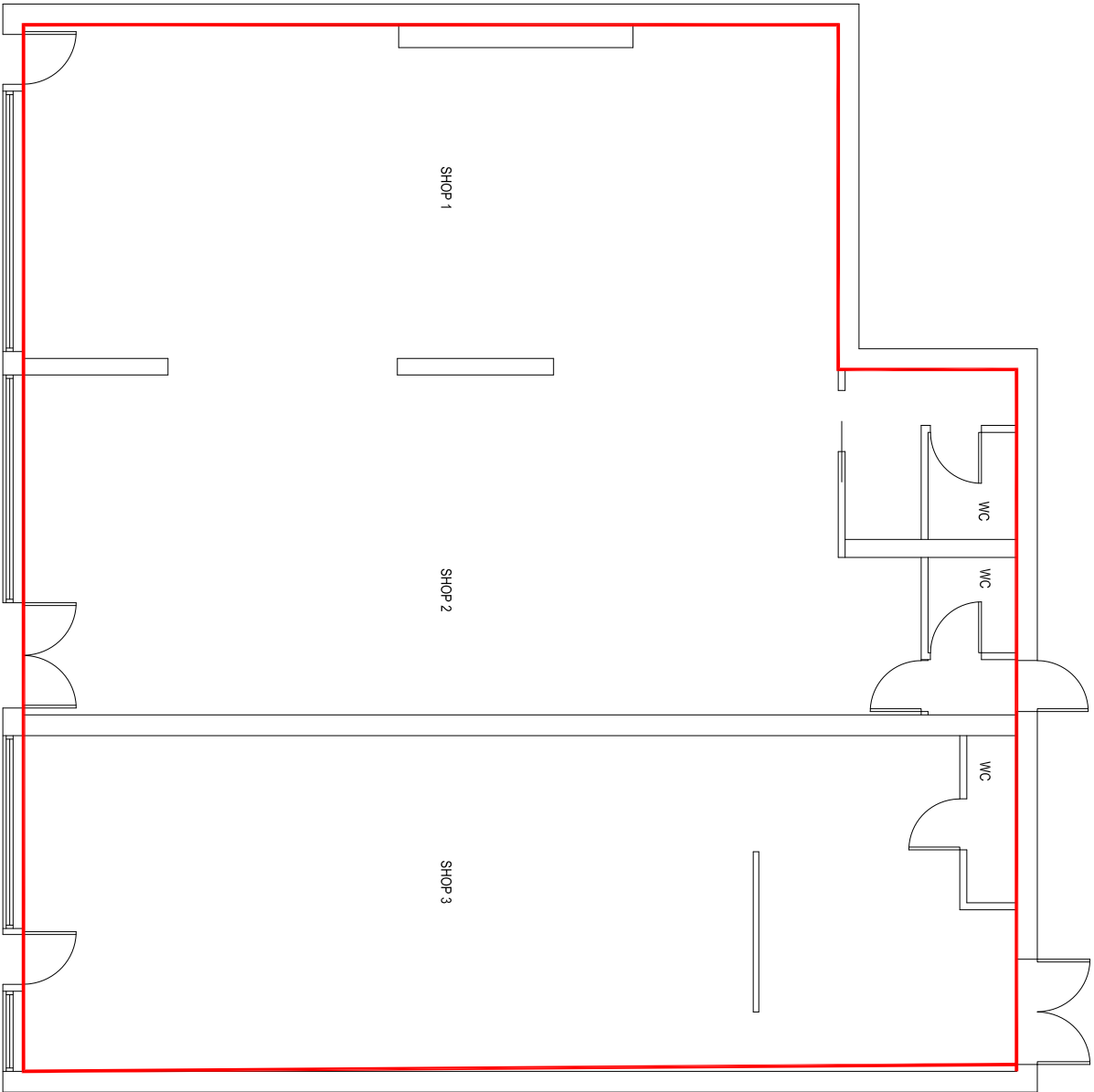
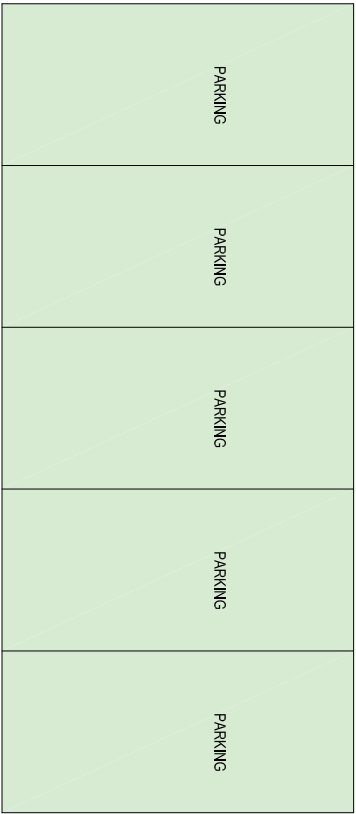


Viewing & Further Information

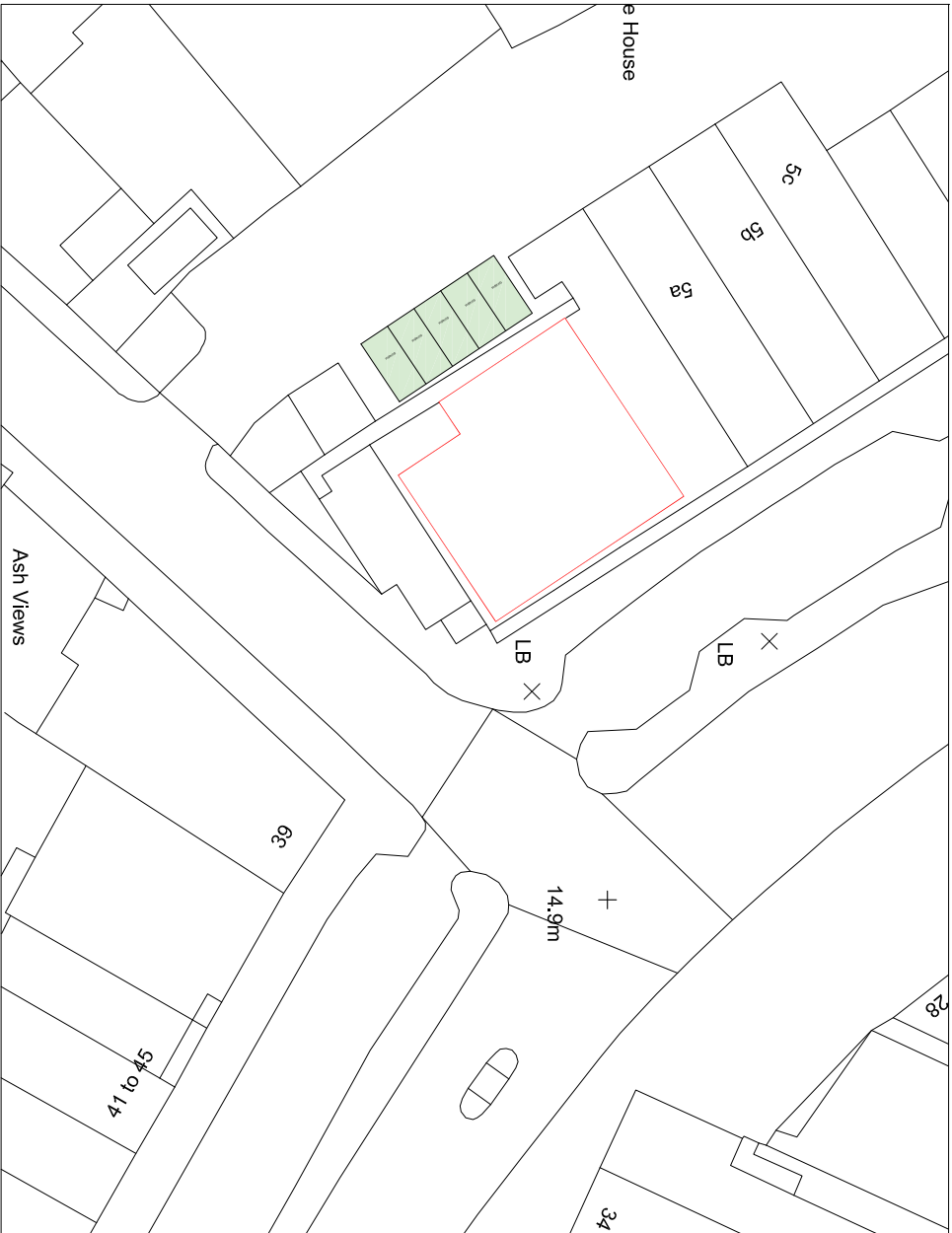
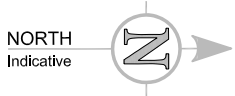
Christopher Thomas  
01753 839390 | 07770 768342  
ct@chthomas.com

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GROUND FLOOR PLAN - 1:100

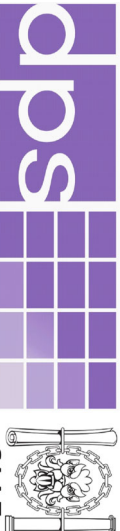


BLOCK PLAN - 1:500



LOCATION PLAN - 1:1250

| Rev. | Description. | Date. |
|------|--------------|-------|
|      |              |       |



Tel: (01273) 846576 e-mail: info@dpsussex.co.uk

Site.  
Shop 1, 2 and 3  
Grove House  
Church Road  
Ashford TW15 2UD

Drawing Title.  
LEASE PLAN

|             |                            |        |                |
|-------------|----------------------------|--------|----------------|
| Drawing No. | -----                      | Rev.   | •              |
| Scale.      | 1:100, 1:500 & 1:1250 - A3 |        |                |
| Date.       | Oct 2025                   | Drawn. | DPS Sussex Ltd |