SMC Brownill Vickers

To Let

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

£18,500 per annum

Unit 14 Elwick Road, Ashford, TN23 1PF

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- Ground floor retail / office 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

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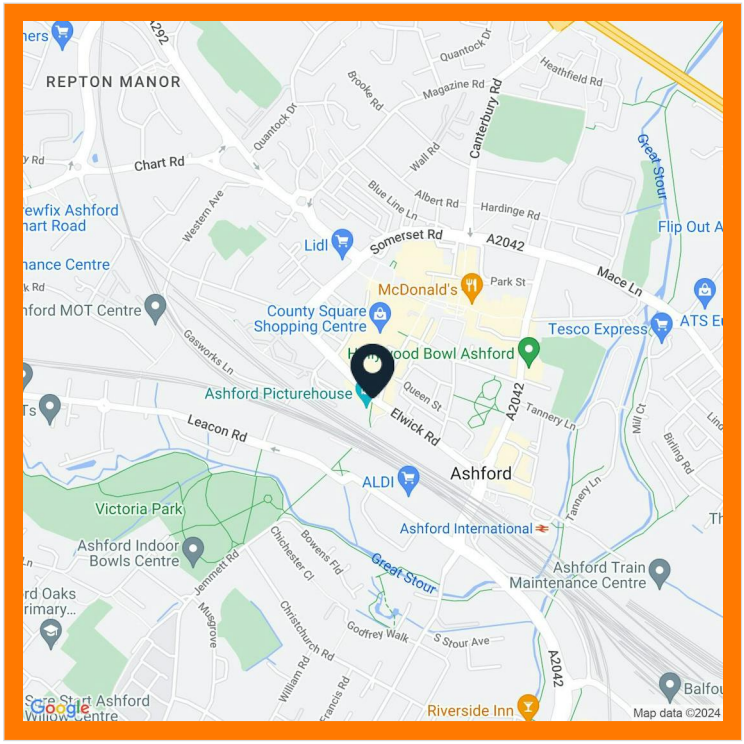

Description

Unit 14 is a ground floor unit with full height glazing 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 property benefits from 1 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 14: 56.8 sq m, 611.17 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. Landlord premium £10,000 Subject to Completion by June 2024.

Rent

£18,500 pa.

Business Rates

Further information is available upon request.

Energy Performance Certificate

D (84)

Viewing

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

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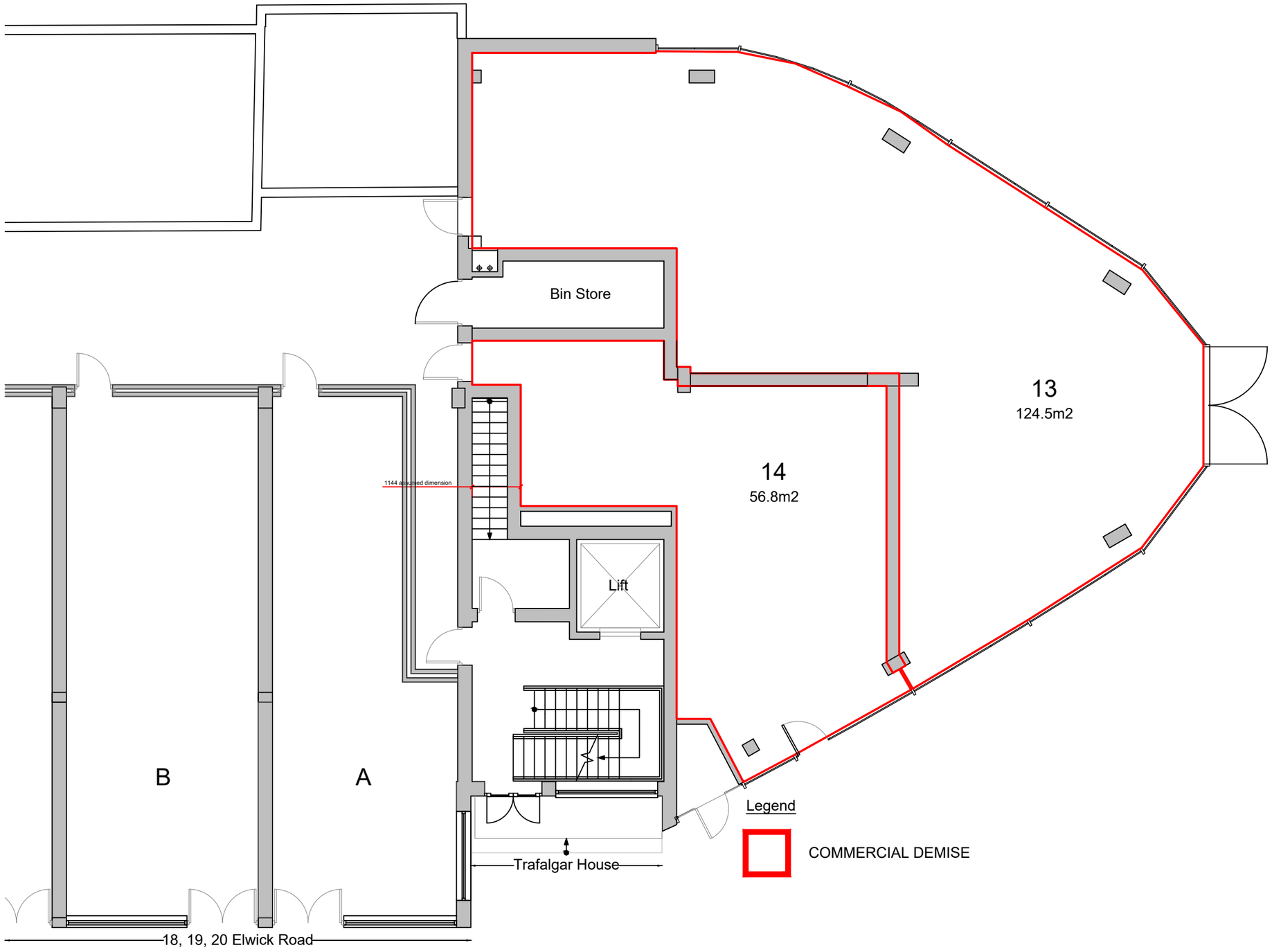
CHAI VALLEY
TRAFALGAR

PARTIES & VALUETE
ARCADE BOOTHS
FREE ROAM ARENA



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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

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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

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