



## PRIME UNIT TO LET

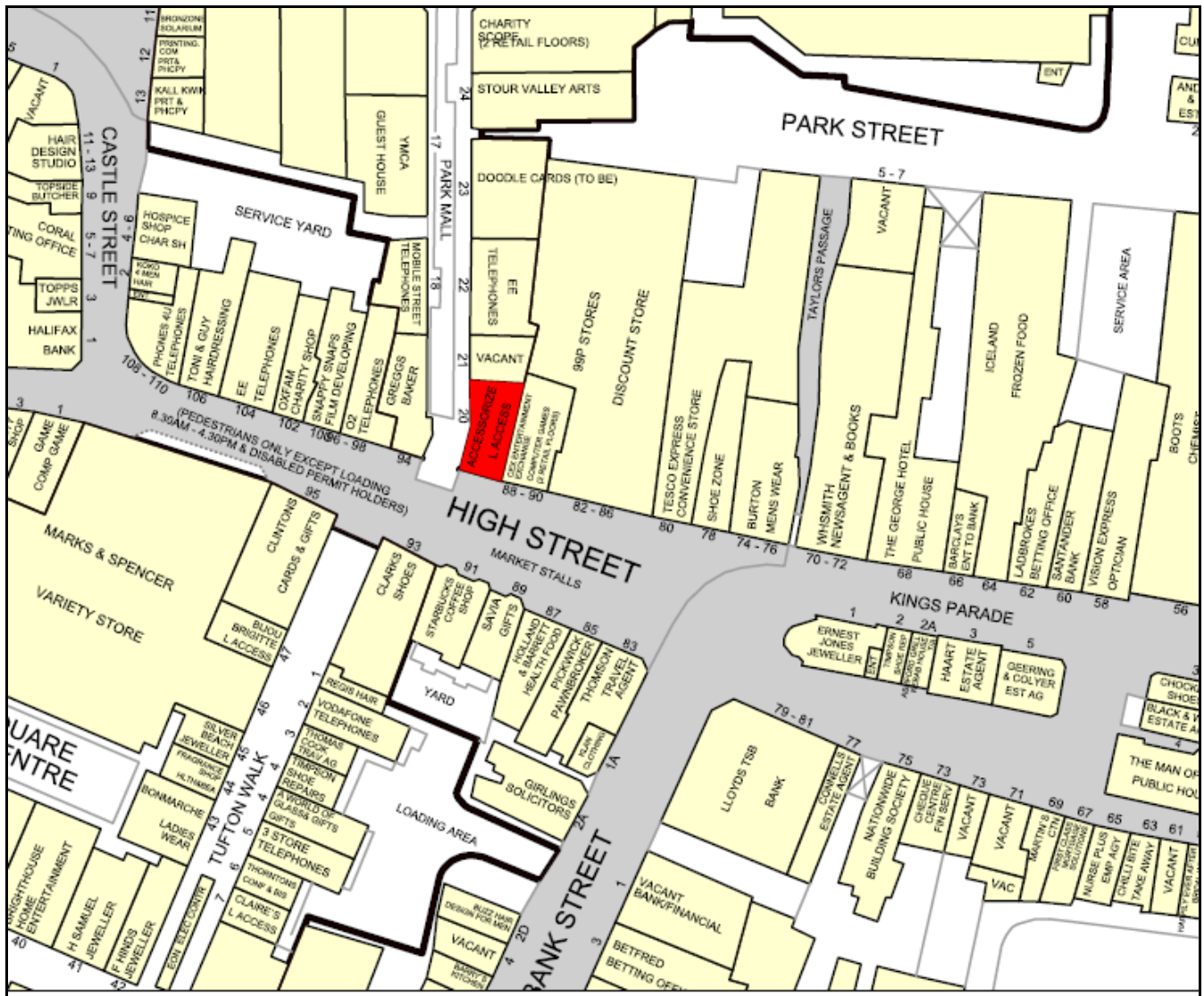
# ASHFORD 92 HIGH STREET



- LOCATION** The property sits in a prime location on the High Street at the entrance to Park Mall Shopping Centre which is home to Wilkinson and opposite the main entrance to County Square Shopping Centre.
- It sits adjacent to Greggs the Bakers, CEX, as well as other occupiers in the immediate vicinity including 99p stores, Tesco, EE, Clintons, Marks & Spencer and Starbucks.
- ACCOMMODATION** The premises are arranged over ground and first floor with a substantial return frontage and comprise the following approximate net internal floor areas:-
- |                    |           |           |
|--------------------|-----------|-----------|
| Ground Floor Sales | 850 sq ft | 78.9 sq m |
| First Floor        | 700 sq ft | 65.0 sq m |
- There is potential to create a larger ground floor area of approximately 1,250 sq ft (116 sq m) plus first floor. Please contact the agents below for further details.
- LEASE** The premises are available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed.
- RENTAL** Please contact the retained letting agents for further details. The property is available from October 2014.
- RATES** We understand that the Rateable Value is £47,500 and the Rates Payable for 2014-15 are £22,895. *Prospective occupiers should make their own enquiries with Ashford Borough Council (01233 331111) to verify this information.*
- SERVICE CHARGE** An annual service charge is payable – this is estimated to be circa £4,977 for current year with insurance being £361.
- EPC** Available on request. Certificate number 9290-3969-0339-0210-7024 Rating 70
- .COSTS** Each party to be responsible for their own legal costs.
- VIEWING** Strictly via the joint agents:-
- Beth Brading  
Tel: 020 7338 4362  
Email: [beth.brading@bnpparibas.com](mailto:beth.brading@bnpparibas.com)

**SUBJECT TO CONTRACT**

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