

2 Middle Row, Ashford, Kent, TN24 8SQ



Retail Available

Rateable Value

The property has a rateable value of £20,275. The uniform business rate multiplier for the year 2020/21 is 49.9p.

Terms

£21,000 pax

The property is currently let until May 2025 at a passing rent of £21,000 and we are able to offer an assignment of this lease or, depending on the ingoing parties covenant strength and other terms, the landlord may accept a surrender of the lease and the grant of a new longer lease.

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

EPC

Listed building - EPC awaited.

Legal Costs

The ingoing tenant to be responsible for both parties reasonable legal costs.

Location

The building is located in the prime retail area of Ashford Town Centre, adjacent to the pedestrianised North Street walkway with nearby occupiers including various Estate Agents, WHSmith, Lloyds Bank, Vision Express, Boots, Santander and other A2 users. Ashford is located 53 miles (85 km) south-east of Central London, 20 miles (32 km) south-east of Maidstone and 21 miles (34 km) west of the Port of Dover. It is regarded as a key business location in Kent attracting a vast amount of inward investment in both commercial and residential development. Ashford International Station provides regular high-speed services into London, as well as international services to Paris, Brussels and Lille. This area is undergoing major regeneration with residential, hotel, cinema, supermarket and office developments either proposed or under construction.

For all Viewings and Enquiries contact:



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