

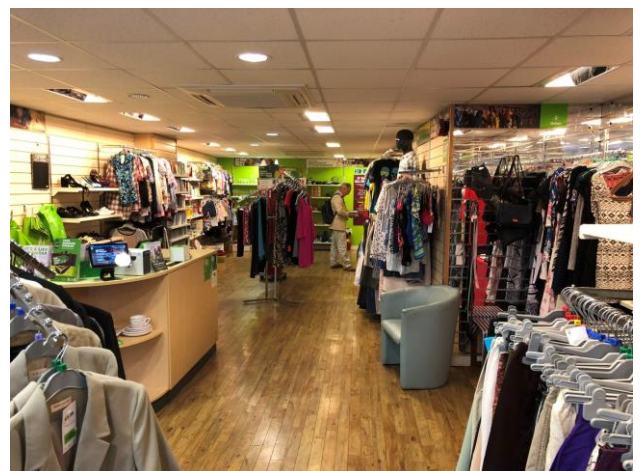
# RETAIL UNIT TO LET



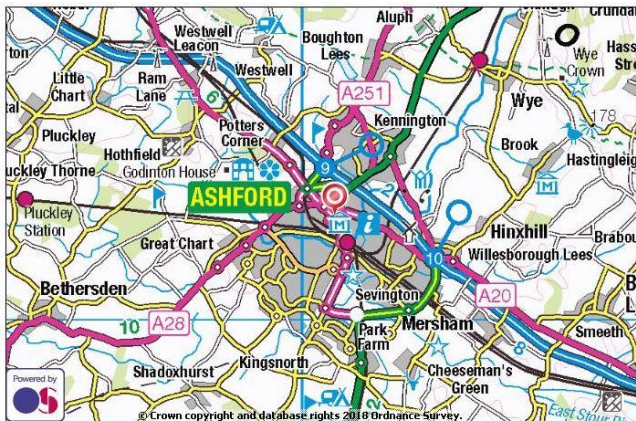
102 High Street, Ashford, Kent, TN24 8SD

**SIBLEY PARES**  
**TAYLOR RILEY**

- Prime High Street Location
- Car Parking
- Air-conditioning
- Electric Roller Security Shutter
- Suspended Ceiling
- £29,500 per annum



# 102 High Street, Ashford, Kent, TN24 8SD



## Description

The property comprises ground floor retail space with kitchen, WC and air conditioning.

Car parking may be available.

## Accommodation

Frontage: 4.23 m = 13ft 9"

Depth: 19.94 m = 65ft 5"

Retail Area: 106.59 sq m = 1,147 sq ft

## Rent

£29,500 per annum exclusive.

## Terms

The premises are to be let on a new full repairing and insuring lease, the terms of which are negotiable.

## Rateable Value

The premises are assessed at a rateable value of £33,750. The uniform business rate multiplier for the year 2018/2019 is 48p. (Applicants are advised to make their own enquiries of the local Borough Council).

## Viewing/Enquiries

By appointment through Sibley Pares Taylor Riley.  
01233 629281

Phil Hubbard - phil.hubbard@sibleypares.co.uk or  
Josh Olney - josh.olney@sibleypares.co.uk

## Location

The property is located on the north side of the High Street in Ashford, Kent. Nearby retailers include Snappy Snaps, Marks and Spencer, Stag Coffee, Game and Halifax. Metro Bank will be opening soon opposite.

Ashford itself is conveniently situated on the Junctions 9 & 10 of the M20 motorway giving excellent access to the motorway network. Ashford International Passenger station gives direct access to northern continental Eurostar and London is some 38 minutes' distance via HS-1.

## EPC

The premises have been assessed as a Band D, scoring 84 on the scale devised by HMG.

## Legal Costs

Each side to bear their own legal costs.

## VAT

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



NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares



30 North Street, Ashford, Kent TN24 8JR

Ashford (01233) 629281 | Maidstone (01622) 673086

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