



# ASHFORD

54 HIGH STREET & 2 NORTH STREET



Prime Retail Location - A1/A3/A5 Use



## LOCATION

Ashford is a large town in Kent with a population of approximately 127,500 and c.530,000 economically active people within a 40 minute drive of the town centre. Ashford benefits from excellent road and rail links being close to the M20, and offering a high speed rail link to London in just 38 minutes.

The town is anchored by County Square Shopping Centre where occupiers include many multiple and good quality occupiers including **Specsavers**, **Waterstones**, **The Entertainer** and **Pandora**.

The subject property is located within a prime location on the High Street, opposite **Boots**. Multiple occupiers nearby include **McDonalds**, **Iceland**, **WHSmith** and **Ladbrokes**.

## ACCOMMODATION

This Grade II listed property is arranged on ground floor only and is currently presented as two units. The accommodation is available either in current configuration, or alternatively, as one unit. Approximate areas and dimensions are as follows:-

### 54 High Street - A1 Use

Gross Frontage	4.64 m	15 ft 2 in
Net Frontage	4.32 m	14 ft 2 in
Return Frontage	16.45 m	54 ft
Ground Floor Sales	215.53 sq m	2,320 sq ft
WC		

### 2 North Street - A3/A5 Use

Gross Frontage	10.75 m	35 ft 3 in
Net Frontage	10.39 m	34 ft 1 in
Ground Floor Sales	88.16 sq m	949 sq ft
WC		

## TERMS

Available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

**54 High Street – £50,000 per annum exclusive**

**2 North Street – £25,000 per annum exclusive**

## RATES

### 54 High Street

Current Rateable Value	£52,500
Rate in the £ (2019/20)	50.4p

### 2 North Street

Current Rateable Value	£11,500
Rate in the £ (2019/20)	49.1p

Prospective occupiers should make their own enquiries to verify this information.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is being commissioned.

## LEGAL COSTS

Each party is responsible for their own costs incurred in a transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact agents:-

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**Prime Retail.**

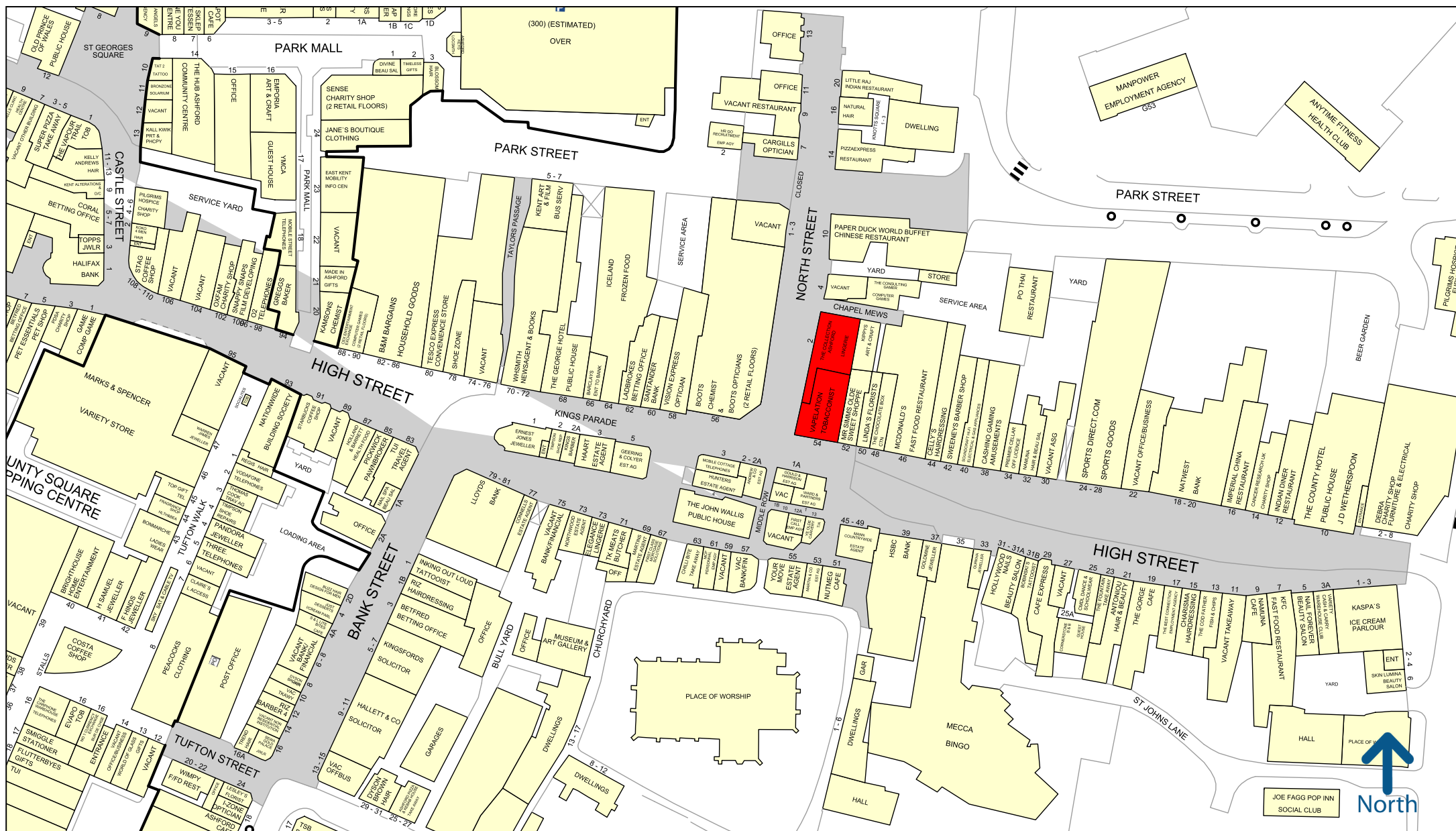
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