



Shop To Let

LOCATION

Ashford is one of Kent's designated growth centres with a population of approximately 75,000 inhabitants, and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from excellent communications network via the A20/M20 and five mainline railways.

The subject parade comprises a fish & chip shop/café, a **Morrisons** local convenience store, a Chinese takeaway and a Turkish takeaway.

The subject property is surrounded by predominantly residential properties. Stanhope previously comprised of flat blocks and in 1999 the demolition of all nine of Stanhope's flat blocks were replaced with 442 new houses and apartments.

ACCOMMODATION

The property is arranged over ground floor, with the following approximate dimensions and net internal floor area:-

Gross Frontage	10 m	33 ft
Internal Width (max)	9.44 m	31 ft
Shop and Built Depth	11.4 m	37 ft 6 ins
Ground Floor Sales	117.7 sq m	1,267 sq ft
WC		

The property benefits from shared parking in front of the parade which allows for approximately 12-14 cars.

TERMS

The premises is available by way of a new, effectively fully repairing and insuring lease for a term of years to be agreed, subject to five yearly upward only rent reviews, at a commencing rent of **£22,500 per annum** exclusive.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band B. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£17,500
Rate in the £ (2025/26)	49.9p

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

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

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

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Subject to Contract and Exclusive of VAT

