

# Residential/ Retail Units

Avocet Way, Finberry, Ashford, Kent, TN25 7GS



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**Live/ Work units in new build development – To Let**

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## Key Features

- Town house with business premises.
- Popular Location within new build development
- £16,000 per annum
- Car port and private Garden
- Suitable for a variety of business uses

## Description

To Let – 4 Live Work units in the sought after Finberry estate, comprising of ground floor retail space, and a 3 bedroom, two storey house above.

No. 43 –	£16,000 pa	Available
No. 47 –	£16,000 pa	Available
No. 51 –	£16,000 pa	Available
No. 53 –	£16,000 pa	Available

## Terms

**£16,000 per annum exclusive of VAT per unit**

To take a new lease for a term to be agreed by negotiation.





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## Accommodation

Each property comprises a ground floor commercial unit with residential house above. The commercial element comprises 2 large commercial floor areas, W/C and kitchenette, along with access to a well sized private garden. The living areas include 2 double, 1 with en suite, and 1 single bedroom, with a kitchen diner and spacious living room on the middle floor.

Area	Sq Ft	Sq M
GF - Retail Space	294	28
1 <sup>st</sup> & 2 <sup>nd</sup> Floor Residential Space	1,106	103
<b>Total</b>	<b>1,303</b>	<b>121.05</b>

## Council Tax

Band E

## VAT

We understand that VAT is not payable on the purchase of the property. Prospective buyers should however satisfy themselves as to any VAT payable in respect of any transaction.

## EPC

To be assessed.

## Legal Costs

Each side to bear its own legal and professional costs.



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## Location

The property is located on Avocet Way which is within the recently developed residential development; Finberry which consists of 1,180 homes. There are a range of commercial facilities on site, including a primary school, convenience store, restaurant, community centre and sports pitches. The site is located to the South of the centre of Ashford, which is located in East Kent approximately 50 miles south east of Central London, 20 miles south east of Maidstone and 20 miles west of the Port of Dover, one of the busiest passenger ports in the World. The town benefits from excellent road and rail communications. The M20 motorway provides direct access to the M25 (35 miles north west) and the national motorway network as well as the Channel Tunnel, Folkestone (15 miles south east). In addition, the A28 and A2070 provide local links to Canterbury and the South Coast. Ashford International Rail Station provides direct trains via the Eurostar to Paris in under 2 hours and London's St Pancras in 35 minutes. The new Junction 10A of the M20 provides quick and easy access to Finberry.

**For all Viewings and Enquiries contact:**



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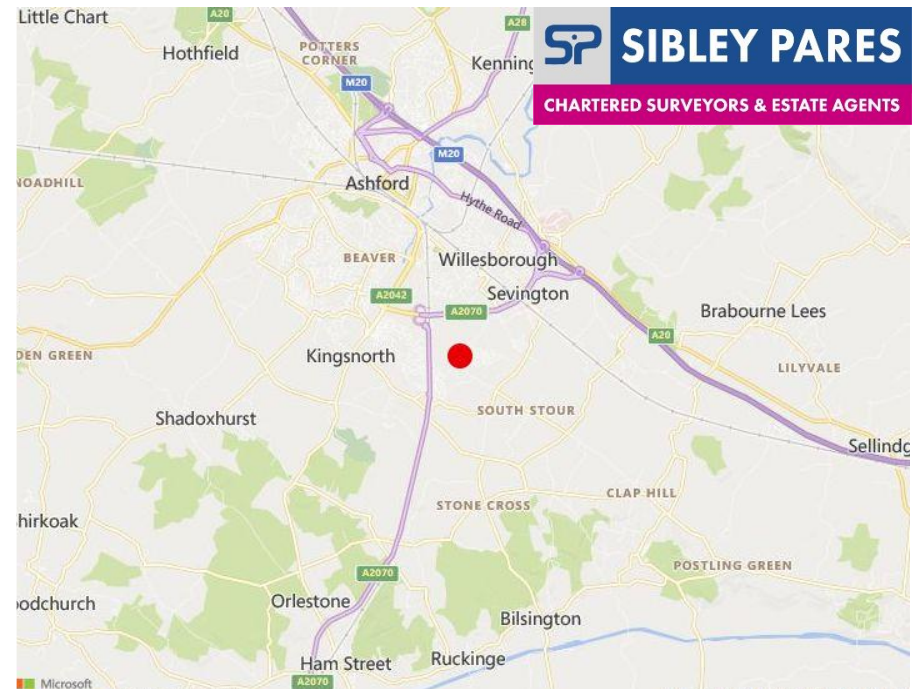
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NOTE: Rental prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. 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.



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