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KHAJA STATION

To Let



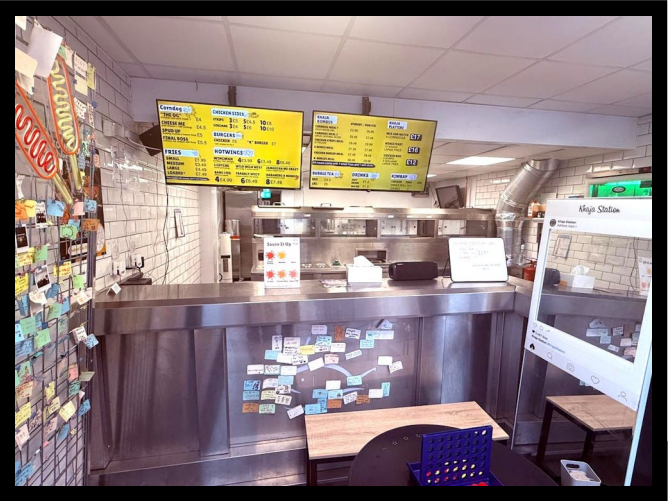
Fully Fitted Takeaway Unit in Ashford, Kent £18,000 per annum

Fully Fitted Takeaway Unit, Unit E – 18, 19, 20 Elwick Rd, Ashford, TN23 1PF

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- Prominent position directly opposite major new redevelopment in Ashford, Kent
- Short distance from the main shopping district of Ashford town centre, Ashford College, & Ashford International Train Station
- Lease until 12th October 2043
- Fully fitted to a good standard (ideal for fish & chip shop or hot food takeaway use)



Description

The property is fully fitted takeaway unit and arranged over ground floor. The property offers a sales area and kitchen / preparation area with extraction, and rear WC facilities. There is a rear service area for bin loading access. External seating / forecourt space is available to the front of 18, 19 20 Elwick Road.

Location

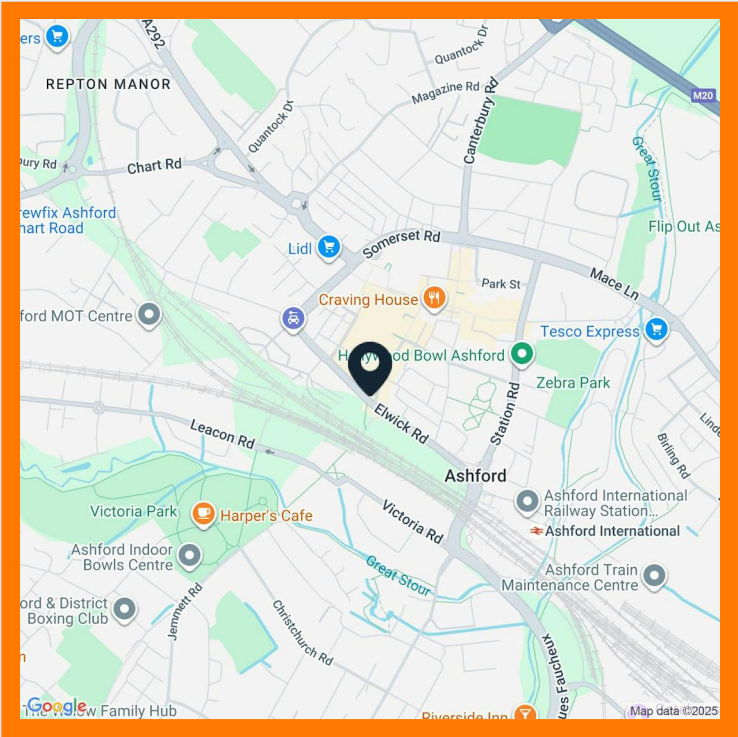
The premises are located on Elwick Road in close proximity to Ashford town centre. Ashford is a growing and emerging town located approximately 60 miles south east of central London and in between Folkestone and Maidstone. Ashford is well known for its international station and Eurostar link is one of Kent's designated growth centres with anticipated high population growth.

The location is within close proximity to the main retail and leisure area in Ashford town centre. Elwick Place a new cinema, restaurant and hotel complex development is opposite. The County Square shopping centre is also located opposite the premises. Ashford College is also located in close proximity. Nearby occupiers include Picturehouse Cinema, and various national occupiers. Within the parade Unit D has been let to a safe deposit operator, Unit A & B as a Pakistani food Restaurant / Takeaway, Unit C to an Indian Restaurant / Takeaway, and Unit F to Fireaway Pizza.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	596	55.37
Total	596	55.37



Tenancy

The property is offered by way of a current lease granted from 13th October 2023 until 12th October 2043. A copy of the current lease is available for interested parties. Consideration will be given to interested parties wishing to agree a new lease on terms to be agreed.

Rent

£18,000 pa. We understand VAT is payable on the rent.

Energy Performance Certificate

Upon Enquiry

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