

PROPERTY DETAILS

**RETAIL / OFFICE / CLASS E
TO LET**

Location:	ASHFORD / KENT
Property:	2 Park Street, TN23 8LG
Size:	524 Sq Ft (48.67 Sq M)



- Self-Contained
- Town Centre Proximity
- Suitable for Class E Users
- Comfort Cooling

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

The Granary
1 Waverley Lane
Surrey GU9 8BB
www.traynorryan.co.uk



Location

M20 Motorway: 1.7 miles

Ashford International Train Station: 0.8 miles

Description

Attractive terraced single storey retail/office unit adjacent to Ashford town centre. The property is self-contained with comfort cooling.

Floor Areas

The property has been measured in accordance with RICS Property Measurement Professional Statement, 2nd edition and has an IPMS 3 area totalling 524 sq ft.

Rent

£13,000 per annum excl.

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, heating common items, water rates, cleaning, maintenance and refuse charges chargeable by way of service charge.

Lease

A new lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

Business Rates

No business rates are payable by small businesses.

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144

wt@traynorryan.co.uk

Costs

All legal costs to be borne by the ingoing tenant.



Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** in progress. **Published:** 03 / 2024