

Lot 39

Vacant Possession

4 Middle Row, Ashford, Kent TN24 8SQ

Freehold Retail Opportunity



Key Details

- Attractive Grade 2 listed building (No Empty Rates payable)
- Approximately 149.55 sq m (1,610 sq ft) of accommodation
- Town Centre location
- Opposite Boots, Vision Express and Santander
- Residential conversion potential (subject to consents)

Location

Miles: 12 miles south-west of Canterbury, 50 miles south-east of the City of London, 50 miles north east of Brighton
Roads: A2042, A292, A20, A28, M20 (Junction 9 and 10)
Rail: Ashford International Train Station (36 mins to central London)
Air: Gatwick Airport

Situation

The property is prominently located opposite Boots, Vision Express and Santander at the junction of North Street and High Street in the heart of Ashford town centre. Other nearby occupiers include Tesco Express, Boots and branches of Barclays, Natwest and Lloyds Banks. Park Mall Car Park is a short walk away, providing car parking for approximately 300 cars.

Description

The property is a Grade II listed building comprising ground floor retail, basement ancillary, first floor office and ancillary on the second floor. The retail accommodation benefits from a return frontage.

The upper parts of the property may be suitable for residential conversion (Subject to consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Term
Ground	Retail	41.61 sq m (448 sq ft)	VACANT POSSESSION
First	Office	37.16 sq m (400 sq ft)	
Second	Ancillary	37.90 sq m (408 sq ft)	
Basement	Ancillary	32.88 sq m (354 sq ft)	
Total		149.55 sq m (1,610 sq ft)	



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