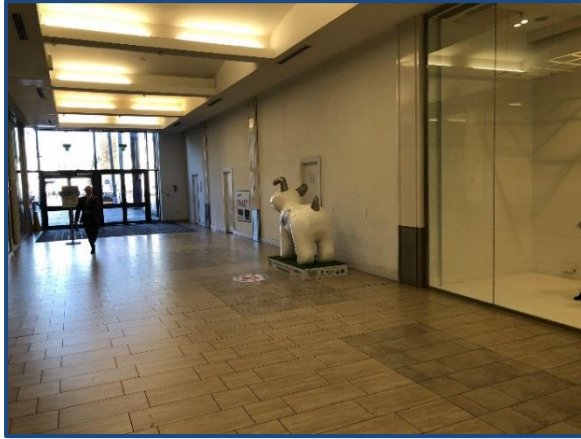


# ASHFORD

## County Square Shopping Centre

### 3 KIOSK SHOPS TO LET



#### LOCATION

County Square Shopping centre Ashford dominates the thriving market town in Kent. The centre attracted 6.2 million visitors in 2018, which was a 3.1% increase on the 2017 figures.

The County scheme comprises over 400,000 sq ft and is the town's principle destination, boasting 60 outlets and benefiting from the adjoining 600 space car park. The scheme anchor and key fashion tenants include **Debenhams, Next, H&M, River Island** and **New Look**. Recent lettings include **Metro Bank, JD Sports** and **Deichmann Shoes**.

The subject properties are located on the lower ground floor of the scheme, by the Godminton Road entrance to the scheme.

#### ACCOMODATION

There are 3 adjoining kiosk units available providing the following approximate net internal areas:

<b>Unit 115:</b> Ground floor	268 sq ft	24.90 sq m
<b>Unit 116:</b> Ground floor	244 sq ft	22.67 sq m
<b>Unit 117:</b> Ground floor	239 sq ft	22.20 sq m

#### LEASE TERM

The premises are to be offered by the way of a new lease for a term of years to be agreed.

#### RENTAL

On application

#### SERVICE CHARGE

The current service charge rate is calculated at approximately £6.50 per square foot.

#### RATING

The subject properties have currently not been rated by the Valuation Office Agency.

Interested parties are advised to undertake their own enquiries with the local authority to confirm rates payable and whether any transitional relief applies.

**EPC-** Available on application

#### LEGAL COST

Each party shall be responsible for their own legal costs incurred in this transaction.

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment with either of the joint agents:

#### MMX Retail

<b>Simon Colley</b>	020 3130 4658
	<a href="mailto:simoncolley@mmxretail.co.uk">simoncolley@mmxretail.co.uk</a>
<b>David Hobbs</b>	020 3130 4655
	<a href="mailto:davidhobbs@mmxretail.co.uk">davidhobbs@mmxretail.co.uk</a>

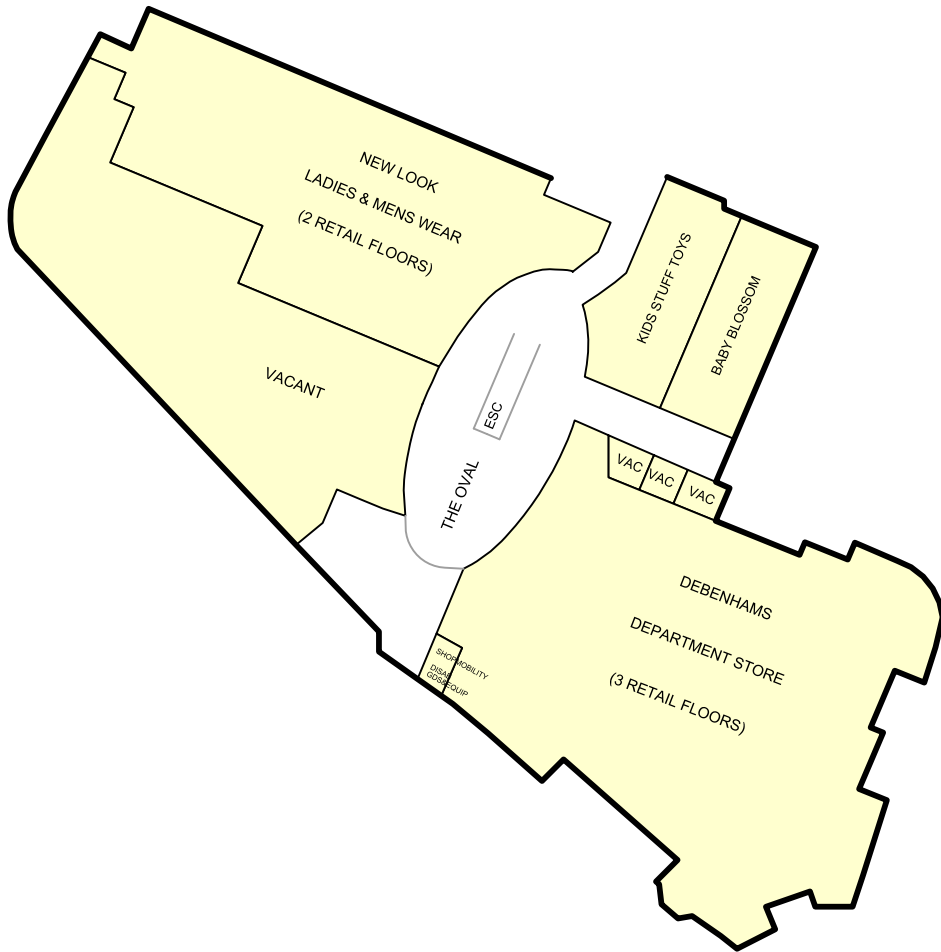
Alternatively contact joint agents:

#### Kearney Bell

<b>Aaron Bell</b>	020 3773 9393
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Dated: November 2019

MMX Retail for themselves and for the vendors or lessors of this property whose agents they give notices that:  
(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permission for the use and occupation, and other details are given in good faith and are believed to be correct, but intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of MMX Retail has any authority to make or give any representation or warranty whatsoever in relation to this property.



50 metres

Experian Goad Plan Created: 06/11/2019  
Created By: MMX Retail

