

On the Instruction of

 Arcadia Group Limited

## 74-76 High Street, Ashford

*\*Confidential Staff Unaware\**

### Location

The property is located in a prime position on the pedestrianised High Street. Nearby occupiers include **WH Smith, Marks and Spencer, Boots** and **Starbucks**.

### Accommodation

The unit is arranged over ground and first floors, comprising the following dimensions and areas:-

Net Frontage	28'6"	8.7 m
Ground Floor Sales	1,623 sq ft	150.8 sq m
First Floor Ancillary	844 sq ft	78.4 sq m

### Lease

The property is held on a 25 year effectively full repairing and insuring lease expiring 24 June 2016, subject to 5 yearly upward only reviews.

### Rent

£69,500 per annum exclusive.

### Premium

Nil premium. Incentives available subject to status.

### Rates

Rateable Value	£48,250
UBR 2009/2010	0.485
Rates Payable 2009/2010	£23,401

Interested parties are advised to make their own enquiries to the Local Authority.



### Legal Costs

Each party to bear their own legal and professional costs incurred in this transaction.

### Viewing

Strictly by prior appointment via sole agents msbl.

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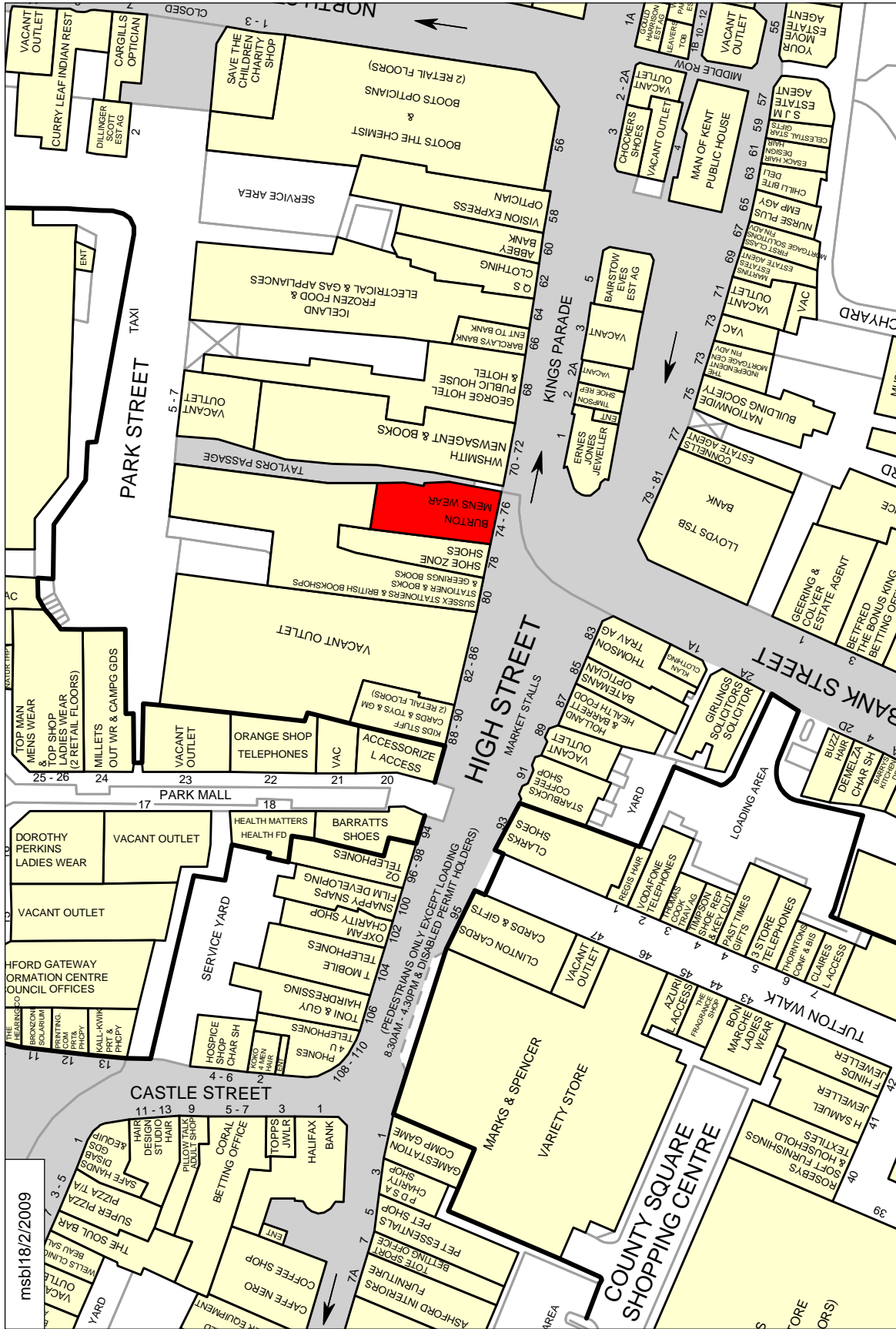
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# Ashford(Kent)

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