

On the Instructions of ING Retail Property Fund

ASHFORD (KENT)

Kiosk 117 County Square

SHOP UNIT
TO LET



LOCATION

Ashford is a Government Designated Growth Area with 20,000 additional homes planned by 2021 and the population expected to double within the next 25 years.

The town already enjoys excellent communications including the international railway station with direct links to Paris and Brussels. These links are set to improve dramatically in Autumn 2009 when the Channel Tunnel Rail Links opens, which will reduce the travelling time to London Kings Cross to 37 minutes. This train will also stop at Stratford which provides direct links to the City and Canary Wharf via the tube and DLR rail networks.

County Square is the main shopping focus in the town and is now an impressive 440,000 sq ft. The scheme is anchored by **Debenhams** and **Marks and Spencer** and includes popular stores such as **Next, River Island, New Look, H&M, Bhs** and **HMV**.

The subject kiosk is located on the lower ground floor, adjacent to **Debenhams** and close to **New Look**. The kiosk is located just by the entrance to the scheme on Elwick Road and close to the bus stop.

DESCRIPTION

The premises are arranged on the lower ground floor, providing the following approximate dimensions and areas:

Internal Width	4.88 m	16 ft 0 in
Internal Depth	4.48 m	14 ft 7 in
Ground Floor Sales	22.20 sq m	239 sq ft

TENURE

Subject to vacant possession, the unit is to be made available on a new 10 year effectively full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENT

We are instructed to invite rental offers in the region of **£15,000 pax**. The unit is also available on more flexible terms - please call for further information.

SERVICE CHARGE

The unit will be subject to an annual variable Service Charge which currently amounts to £1,349.00.

RATING

The Rateable Value is yet to be assessed.

VIEWING

By appointment via this office:

Sarah Cohen

Tel: 020 7182 2591

Email: sarah.cohen@cbre.com

Mike Haynes

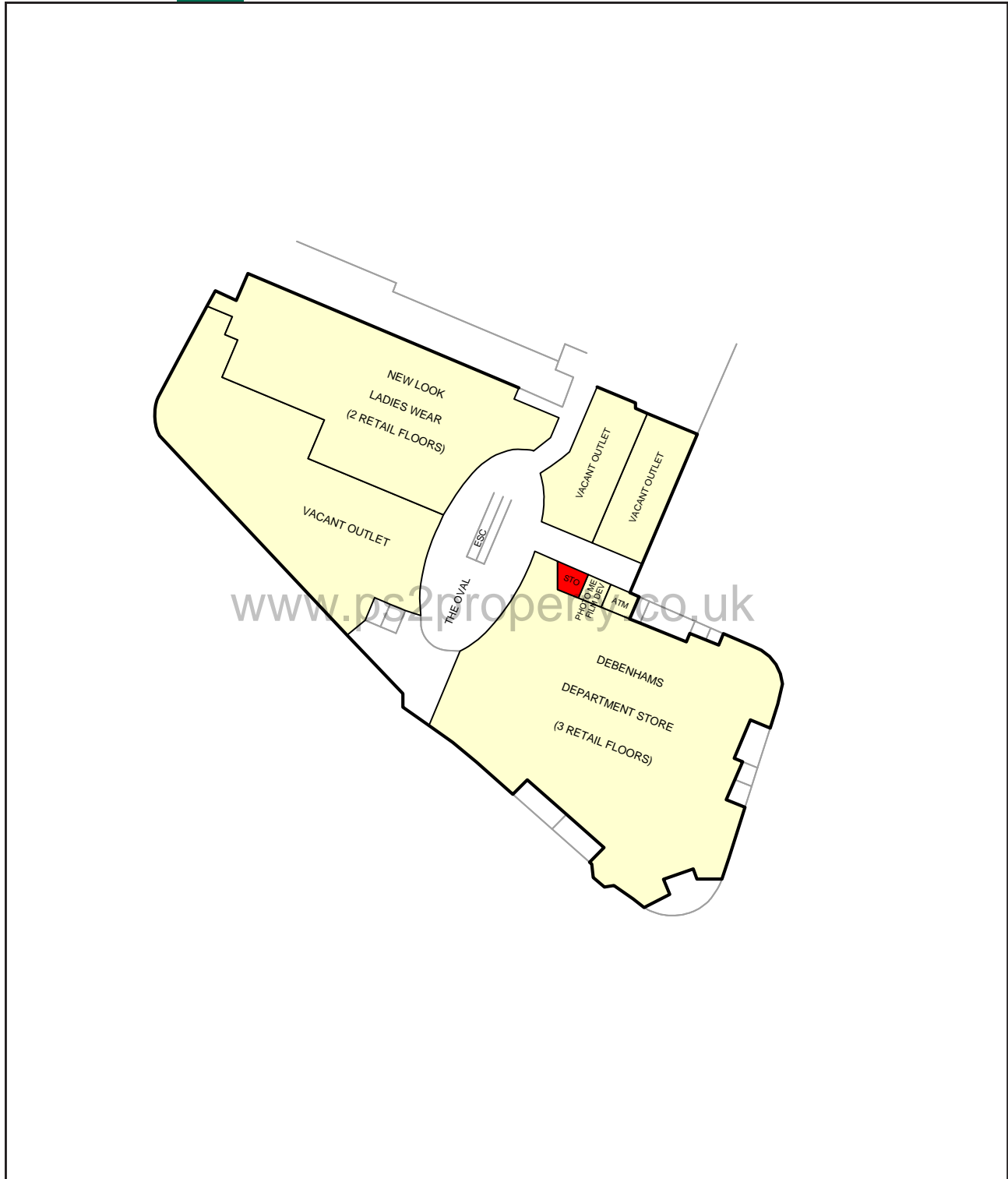
Tel: 020 7182 2846

Email: mike.haynes@cbre.com

Or via our joint agents Lunson
Mitchenall: Naomi Howard and
Neil Hockin on 020 7478 4950

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Not to scale.

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