

# Ashford

Unit 2, Mace Lane, TN24 8PE

Landlord instruction

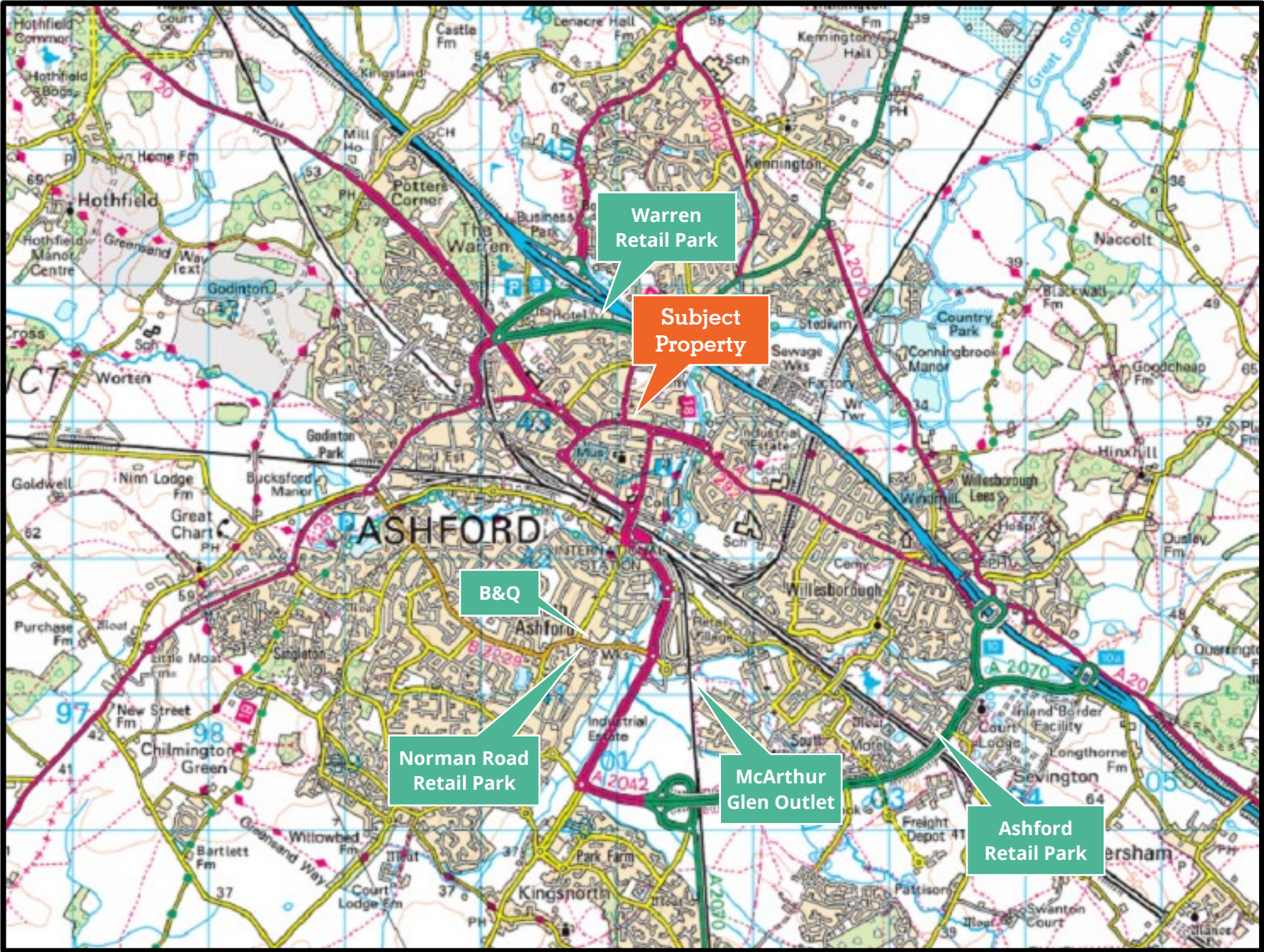


- 3,858 sq ft unit available to let
- Located on a prominent roadside site in South East town
- Situated adjacent to Pets Corner and Kwik Fit

**Stafford Perkins**  
CHARTERED SURVEYORS

**AVISON  
YOUNG**

Unit 2, Mace Lane, Ashford, TN24 8PE



## Unit 2, Mace Lane, Ashford, TN24 8PE



The Landlord is currently undertaking a schedule of works, internally and externally, which will significantly improve the condition and facilities provided in the unit. The works include, but are not limited to, repairing metal cladding, refurbishing concrete flooring, upgrading welfare facilities and LED lighting installation.

Additionally, the works are expected to improve the units EPC rating from C to B.

## Unit 2, Mace Lane, Ashford, TN24 8PE



Scheme size

**7,545 sq ft**



Planning consent

**Class E**



Prominent location

**Affluent South  
East town**



Parking spaces

**25, shared with  
Pets Corner**

### Location

Ashford is an important commuter town, approximately 55 miles south east of Central London. The town benefits from excellent road communications and is situated near both Junctions 9 and 10 of the M20, which links Ashford to London and Folkestone. Ashford International Train Station connects Ashford to Central London (fastest journey time of approximately 36 minutes), and has direct trains to coastal towns including Dover, Margate and Eastbourne. The subject property is located to the north of Ashford town centre, on the fringe of the high street retail provision. The property is accessed off Mace Lane (A292) and has good visibility from the main road, with totem signage.

### Demographics

The subject property has a 20-minute drive time population of 158,833 people, which increases to 455,363 people within a 30-minute drive time. 63% of the catchment population are within the key spending age groups, aged 16-64.

### Existing occupiers

Pets Corner occupy Unit 1.

### Availability

Unit 2, which extends to 3,858 sq ft.

### Planning

Class E, not to include the sale of hot food.

### Rateable value

The rateable value for Unit 2 is £44,750.

### Service charge

The service charge on Unit 2 equates to £0.39 per sq ft (£1,510 per annum) for the year ending December 2023.

### Inspections and further enquiries

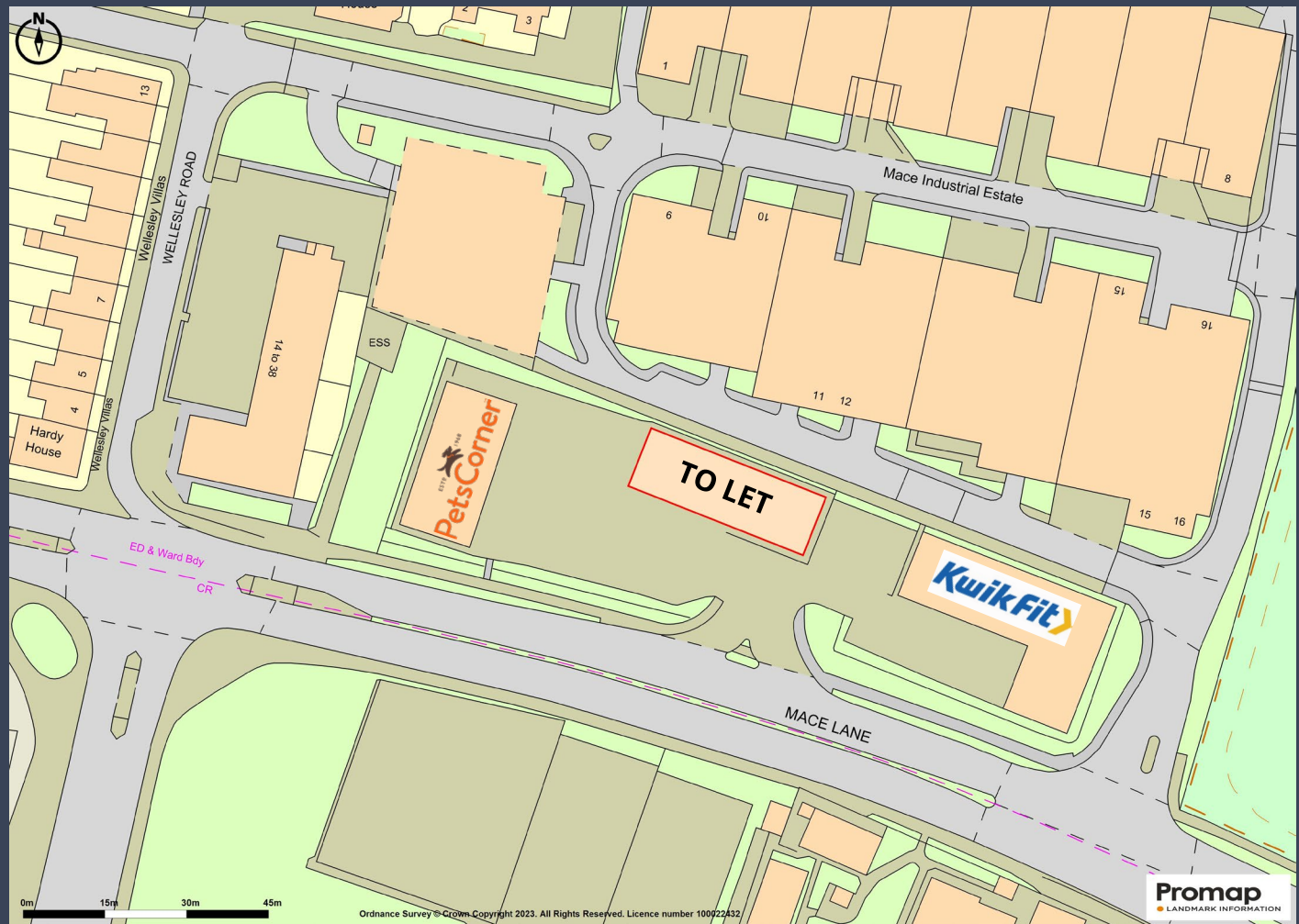
All inspections and further enquiries are to be arranged through Avison Young or our joint agent, Stafford Perkins.

# Contact us to find out more

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