



Location

County Square Shopping Centre is Ashford town centres dominant retail offering, totalling some 418,000 sq ft. The scheme is anchored **by Next, JD Sports, New Look** and an attached 583 space car park.

The scheme is home to national brands such as **Waterstones, Yours/Bad Rhino, The Works, Poundland, Muffin Break, Deichmann, Smiggle, TUI, Cards Direct, F.Hinds, Pandora, The Entertainer, Costa** and **Specsavers**.

Plans are well progressed for a reletting of the anchor store to a national retailer together with other asset management initiatives.

Accommodation

The unit comprises a retail unit with the following approximate net internal floor areas:

Ground Floor	1,220 sq ft (113.34 sq m)
First Floor	1,233 sq ft (114.55 sq m)

Lease

The property is available by way a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review at the fifth anniversary of term commencement.

Rental

On application. Rent is exclusive of service charge, insurance, utilities, business rates and VAT.

Business Rates

We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value	£23,500
Rates Payable (2024/25)	£11,985

Service Charge & Buildings Insurance

Service Charge payable for the year 2025 are approximately £19,916 per annum, with insurance of £603 per annum, plus VAT

Energy Performance Certificate

The unit has an EPC rating of C. A copy of the EPC Certificate is available upon request.

Costs

All figures quoted are exclusive of VAT where applicable

Viewing & Further information:

Strictly by prior appointment through joint agents **Jamieson Mills** and **Colliers**:

Contact: Richard Mills

Direct Dial: 07831 758755 / 020 3746 6883

Email: rjm@jamiesonmills.com

Contact: David Fox / Shula Thomson

Direct Dial: 020 7344 6881

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