



#### 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	686 sq ft (63.73 sq m)
Basement	474 sq ft (44.04 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	£11,750
Rates Payable (2024/25)	£5,863

#### Service Charge & Buildings Insurance

Service Charge payable for the year 2025 are approximately £11,585 per annum, with insurance of £285 per annum, plus VAT

#### Energy Performance Certificate

The unit has an EPC rating of E. 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

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**Email: [rjm@jamiesonmills.com](mailto:rjm@jamiesonmills.com)**

#### Contact: David Fox / Shula Thomson

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