



Modern Retail/Leisure Scheme  
Suitable for Food and Beverage Related Uses

## LOCATION

Elwick Place is a 100,000 sq. ft. leisure, cinema and restaurant complex located in the heart of Ashford town centre where Elwick Road meets Bank Street in the 'shared space' area. The location is proving popular as the leisure destination in the town centre with food & beverage operators, the Ashford cinema, Travelodge and Snap Fitness.

Ashford is one of Kent's designated growth centres with a population of approximately 75,000 inhabitants, and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from excellent communications network via the A20/M20 and five mainline railways. Ashford International Passenger station also gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

The scheme is located off Elwick Road and comprises of 9 retail/leisure units. Units 7a-7c and 6 are positioned underneath Travelodge adjacent to the Cinema entrance.



# UNIT 6

AREAS: 3,034 sq ft (282 sq m)

TERMS: The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed

RENT: £35,000

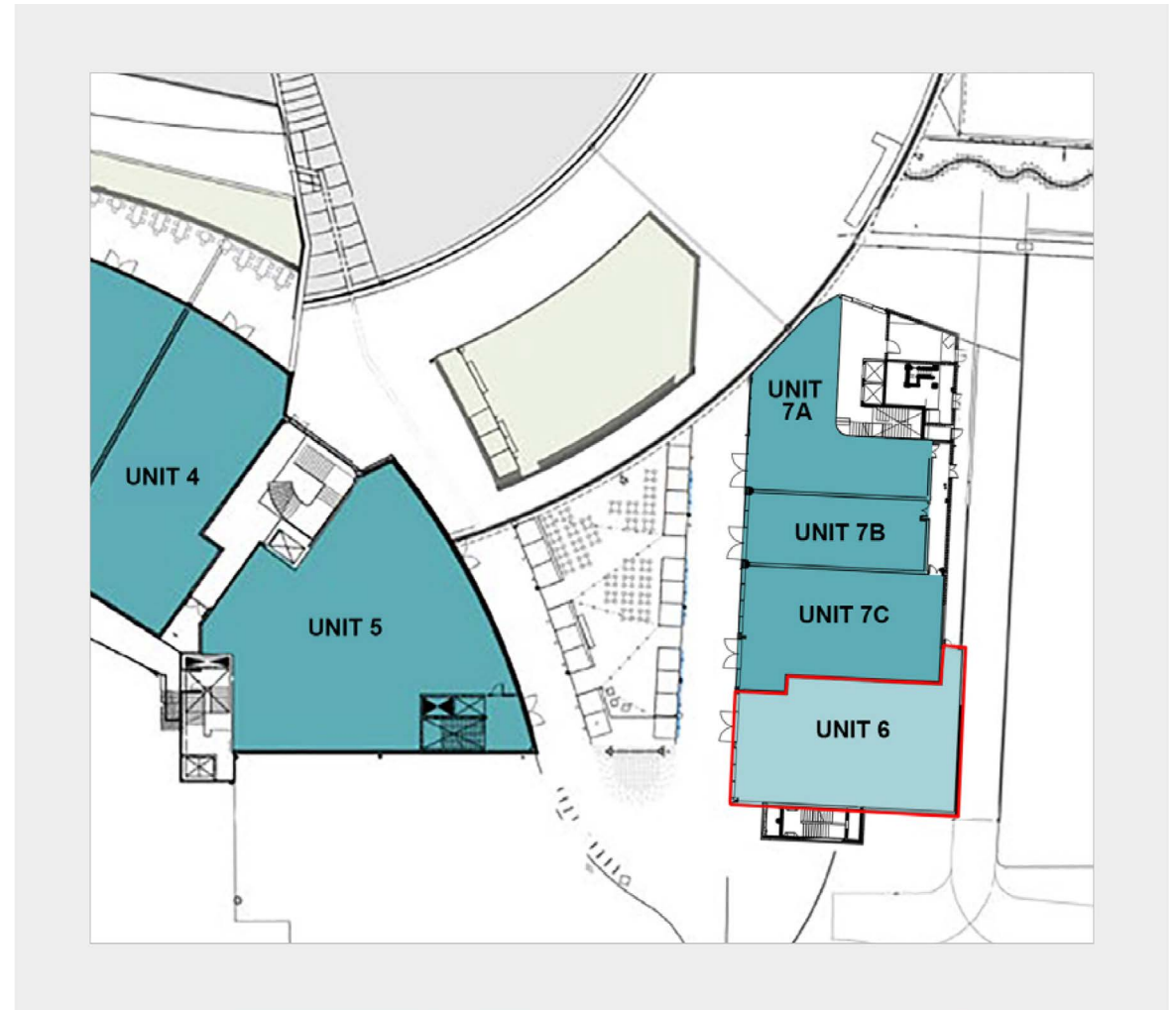
AVAILABILITY: Immediately available

RATES: Rateable Value from April 2026 £31,750

COSTS: Each party will be responsible for their own legal costs in the transaction

EPC: To be assessed

VIEWING: Strictly by appointment with the agent



# UNIT 7A

AREAS: 1,355 sq ft (125.9 sq m)

TERMS: The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed

RENT: £25,000

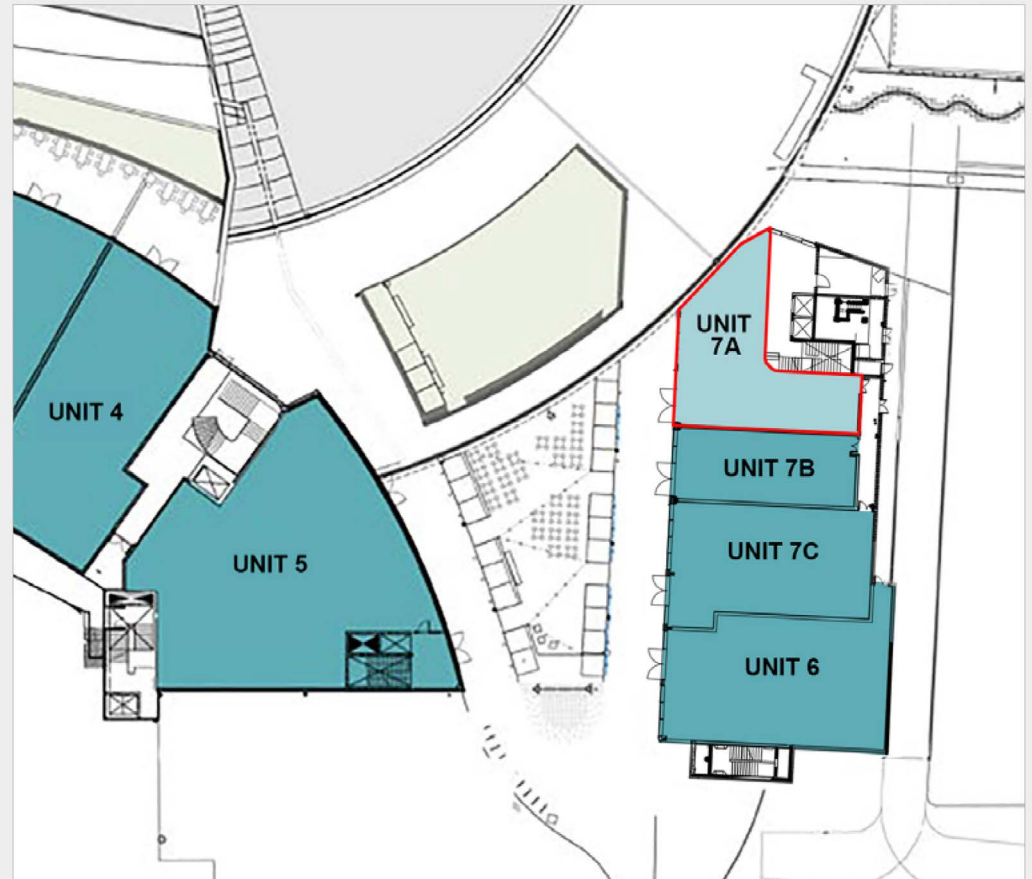
AVAILABILITY: Immediately available

RATES: Rateable Value from April 2026 £21,000

COSTS: Each party will be responsible for their own legal costs in the transaction

EPC: To be assessed

VIEWING: Strictly by appointment with the agent



# UNIT 7B

AREAS: 995 sq ft (92.5 sq m)

TERMS: The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed

RENT: £20,000

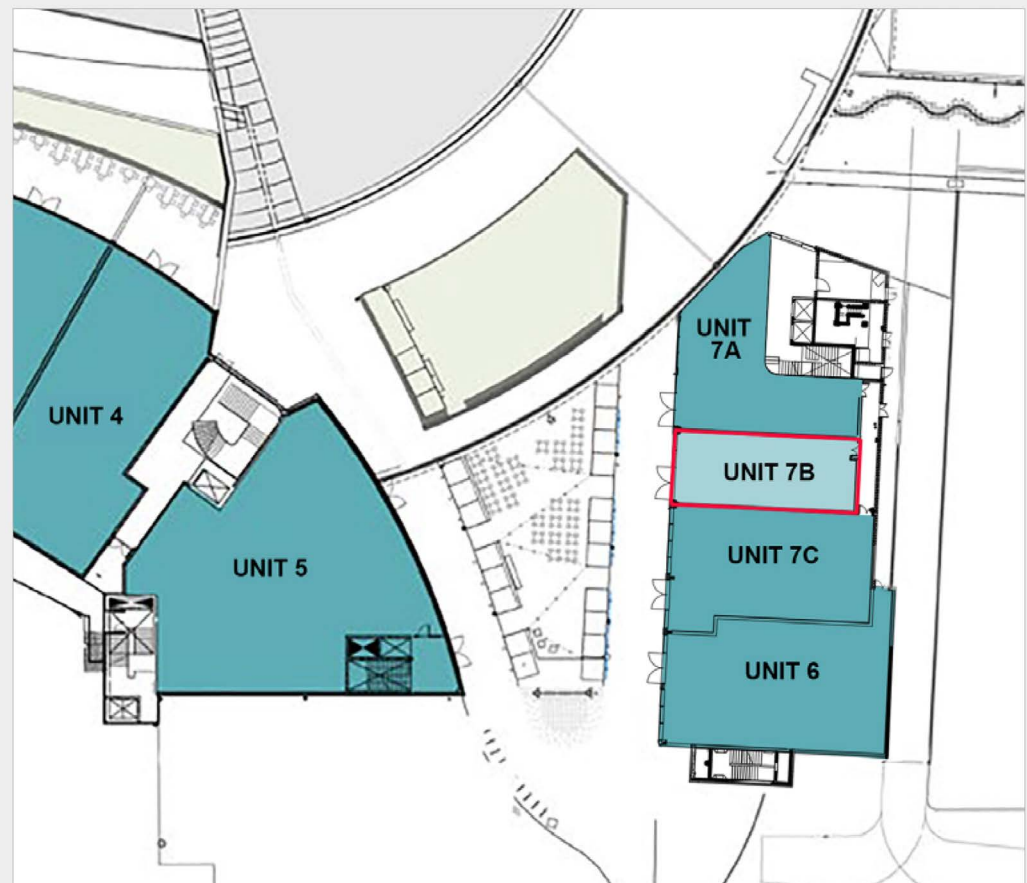
AVAILABILITY: Immediately available

RATES: Rateable Value from April 2026 £14,250

COSTS: Each party will be responsible for their own legal costs in the transaction

EPC: To be assessed

VIEWING: Strictly by appointment with the agent



# UNIT 7C

**AREAS:** 1,765 sq ft (164 sq m) – fitted café/  
restaurant unit

**TERMS:** The unit is available by way of a new full  
repairing and insuring lease for a term of  
years to be agreed

**RENT:** £30,000

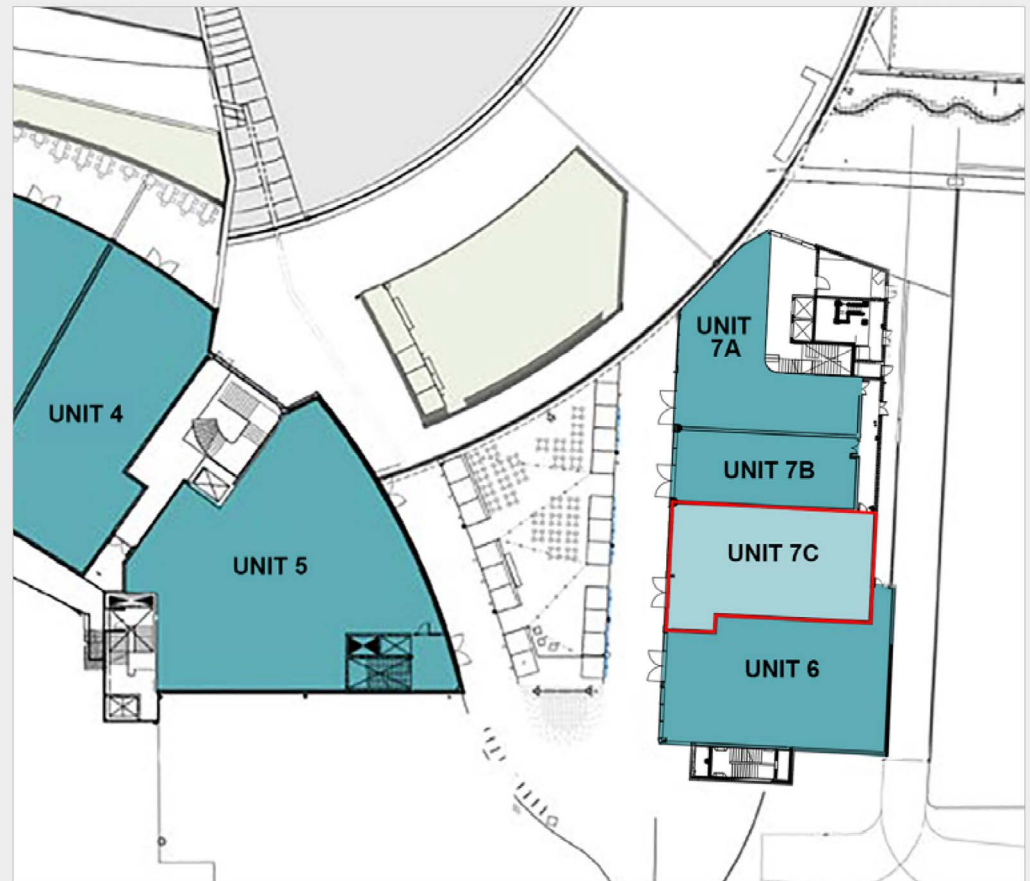
**AVAILABILITY:** Immediately available

**RATES:** Rateable Value from April 2026 £34,500

**COSTS:** Each party will be responsible for their  
own legal costs in the transaction

**EPC:** To be assessed

**VIEWING:** Strictly by appointment with the agent



FOR FURTHER INFORMATION PLEASE CONTACT JOINT AGENTS:-



**Jack Pearman**

01892 707511 | 07483 361559  
[jpearman@cradick.co.uk](mailto:jpearman@cradick.co.uk)

**Alex Standen**

01892 707577 | 07770 935263  
[astanden@cradick.co.uk](mailto:astanden@cradick.co.uk)



01233 613900

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

[www.cradick.co.uk](http://www.cradick.co.uk)

Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001

 @CradickRetail



Cradick Retail LLP for themselves and the vendors of this property whose agents they give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 1998 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please refer to our website [www.cradick.co.uk](http://www.cradick.co.uk).