

Ashford

106 High Street

Kent

TN24 8SG

- **Freehold Shop and Residential Investment**
- Comprises shop and maisonette
- Pedestrianised town centre location
- Shop let to Mascolo Ltd (t/a Toni & Guy)
- Shop Reversion 2017
- Total Current Rents Reserved

£35,740 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The market town of Ashford, with a catchment population of approximately 110,000, is located in the county of Kent, approximately 18 miles north-west of Folkestone and 20 miles south-east of Maidstone. The town benefits from excellent communications being immediately south of the M20 Motorway (Junction 9). The town is served by the Ashford International Rail Station, with regular Eurostar services to Paris (90 minutes) and regular services to London Charing Cross (85 minutes). The property is situated within a conservation area on the north side of High Street, close to its junction with Castle Street in the pedestrianised town centre.

Occupiers close by include EE (adjacent), Marks and Spencer (opposite), Halifax, Coral, Oxfam, O2, Caffè Nero and Starbucks amongst many others.

Description

The property is arranged over ground and two upper floors to provide a shop to the ground floor which is presently trading as a hair salon, together with ancillary accommodation at first floor level to the rear. The first floor to the front and the entire second floor comprise a maisonette which is separately accessed from the front. There is hatch access to a cellar, which has restricted ceiling height and which is unused by the tenant.

VAT

VAT is applicable to this lot.

Documents

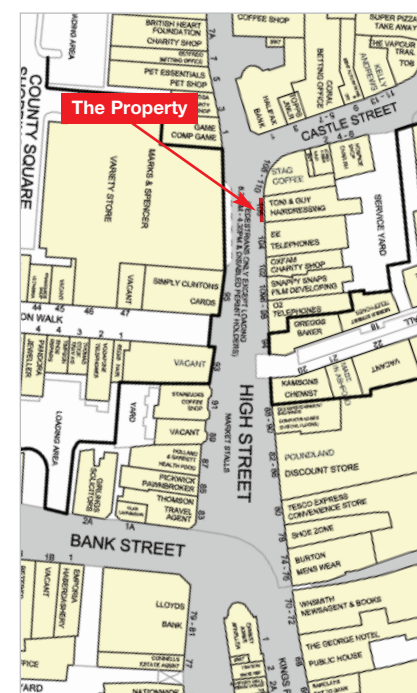
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 10 Ashford**.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & First Floor Rear	Mascolo Limited (1)	Gross Frontage 5.65 m (18' 6") Net Frontage 4.55 m (14' 11") Shop Depth 21.25 m (69' 8") Built Depth 21.55 m (70' 8") Cellar Hatch access and unused First Floor (rear) 25.0 sq m 269 sq ft	1 year from 02.02.2016 IR & I subject to a schedule of condition	£25,000 p.a.	Reversion 2017
First Floor Front & Second	Individual	Three Bedroom Maisonette	12 month Assured Shorthold Tenancy from 27.12.2015	£10,740 p.a. (annualised)	Reversion 2016
Total £35,740 p.a.					

(1) www.toniandguy.com Toni & Guy was founded in 1963 and now operates more than 475 salons across 48 countries.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms S Jabar, Toni & Guy. Tel: 020 7921 9109 e-mail: shamima.jabar@mascolo.co.uk