

# NEW LEASE OPPORTUNITY EUREKA LEISURE

## FORMER CHIQUITOS—A3 RESTAURANT OPPORTUNITY

Split Unit 5, Eureka Leisure Park, Ashford, TN25 4BN



### KEY HIGHLIGHTS

- Prominently located just off Junction 9 of the M20 and less than 1km from the A292
- Arranged over ground floor
- Adjacent to Cineworld (planning received for extension), Nando's, McDonalds, Premier Inn and Travelodge
- Potential to split the unit.

The restaurant is arranged over ground floor and split into the following floor area:

Unit A	UNDER OFFER	
Unit B	260 sq m	2,800 sq ft

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## Location

The Eureka Leisure Centre is located in Ashford, Kent. It is located just off Junction 9 of the M20 and less than 1km from the A292. It is located 1km from Ashford International Railway Station. The area is also well served by a number of buses. Other occupiers in the park include; **Cineworld, Nandos, Pizza Hut, KFC, Burger King and McDonald's.**

## Use Class

A3 (other uses considered, subject to planning).

## Rent

Upon Application.

## Tenure

A new lease for a term to be agreed.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## Viewing & Further Information

Appointments to view should be made strictly by appointment.

## CONTACT

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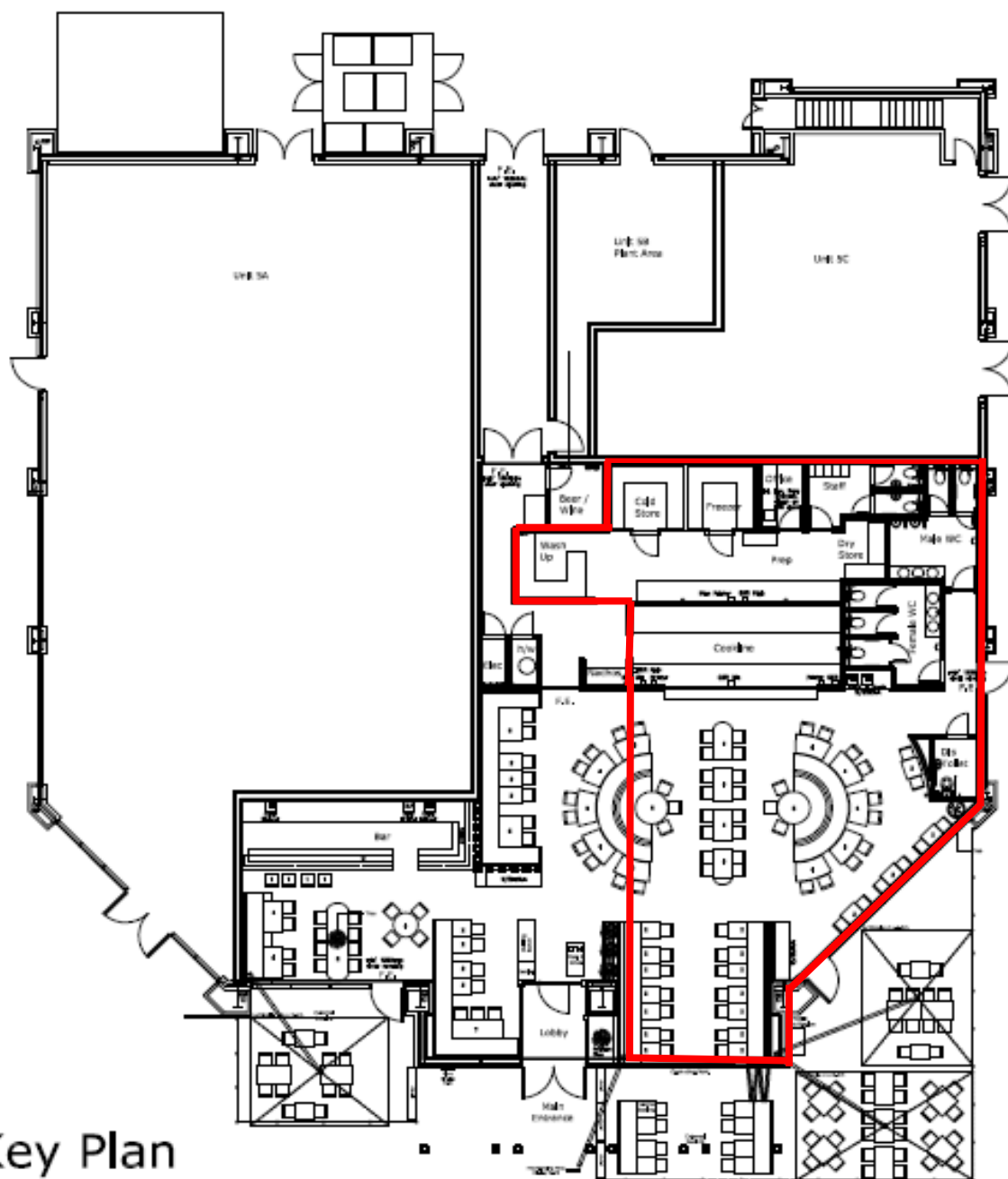
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**Key Plan**  
Scale 1:250 @ A1

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