

FOR SALE

FREEHOLD COMMERCIAL PREMISES

117 FELTHAM ROAD, ASHFORD, TW15 1AB

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

**www.snellers.com
020 8977 2204**

- **VACANT FREEHOLD**
- **GROUND AND FIRST FLOORS**
- **TWO GARAGES TO REAR**
- **FRONT FORECOURT**
- **CONVERSION OPPORTUNITY**
- **PLANNING GRANTED**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is located on Feltham Road (B377) approximately half a mile from the junction with the B378 (Convent Road).

Ashford Railway Station is approximately 1 mile and Upper Halliford Station is approximately 3 miles. London Heathrow Terminal 5 is just over 5 miles.

The property is within a small local parade of local businesses including tailor/dry cleaner, barbers, cafe and take-away.

DESCRIPTION

The property comprises a ground floor retail premises with glazed shop front and front forecourt, providing parking for 2 vehicles. The ground floor is laid out to provide a reception area, rear office and stores. There is also a kitchenette and male and female WC's.

There is access internally to the first floor which provides 3 offices and there is access to the loft space (not inspected).

The property benefits from gas central heating, AC unit and UPVC windows.

There is also independent access to the first floor from the rear and there are two garages with electricity supply accessed from the rear service road.

PLANNING

Prior Approval was been granted on 17th June 2024 for the change of use of the ground and first floor from office (Class E) to residential (C3) comprising 2 x 2 bedroom flats.

Planning Ref: 24/00522/PDO

ACCOMMODATION

The property has the following approximate net internal floor areas:-

	SQ. M	SQ. FT
GROUND FLOOR	47.6	512
FIRST FLOOR	47.8	515
TOTAL	95.4	1027

TENURE

Freehold with vacant possession.

PRICE

£550,000

BUSINESS RATES

2023 Rateable Value: £16,000

For confirmation of rates payable, please contact the business rates department of Spelthorne Council.

ENERGY PERFORMANCE RATING

Commercial Energy Rating: D77

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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