

TO LET

560 sq. ft (52 sq. m) approx.

10 CHURCH ROAD, ASHFORD, MIDDLESEX TW15 2UT

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- TOWN CENTRE BUSINESS PREMISES
- PARKING SPACE TO REAR
- NEW LEASE AVAILABLE

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.

10 CHURCH ROAD, ASHFORD. TW15 2UT

LOCATION

Ashford is a West London suburb situated to the south of Heathrow. The town benefits from good access to the motorway network via Junction 13 of the M25 motorway from the A30.

The premises are located on Church Road on an established retail parade. Other operators in the area include Coral Bookmakers, Tesco Express, Sainsburys Local, in addition to a variety of independent traders including a barbers, Estate Agency and a Funeral Directors.

DESCRIPTION

The property consists of a ground floor retail unit with external WC and cold store at the rear. It is currently open-plan with a stud partition wall creating two defined areas, which can be reconfigured to meet the occupier's requirements.

The property includes one allocated parking space at the rear of the parade.

ACCOMMODATION

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

52 sq. m (560 sq. ft).

ENERGY PERFORMANCE RATING

Energy Rating: E 117

A copy of the certificate is available upon request.

TENURE

Available on a new lease for a term by arrangement.

RENT

£17,000 per annum exclusive.

BUSINESS RATES

2023 Rateable Value: £10,000

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

VIEWING

Strictly by appointment through sole agents.

Sharon Bastion

020 8977 2204

sharon@snellers.com

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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