

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

68.1m² (732 sq. ft) approx.

45 CHURCH ROAD, ASHFORD, MIDDLESEX TW15 2TY



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **TOWN CENTRE BUSINESS PREMISES**
- **PARKING SPACE TO REAR**
- **2 HOURS FREE ON STREET PARKING FOR CUSTOMERS**
- **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.

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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 in a busy parade opposite Ashford Library. Other operators in the parade include a hairdressers, convenience store and Wimpey as well as the offices of Ashford House.

DESCRIPTION

The property comprises a ground floor retail premises with kitchen and WC to the rear.

The property benefits from suspended ceiling with LED lighting, air conditioning unit (not tested) fully glazed aluminium shop front and roller shutters to the front (electric) and rear.

One parking space will be allocated within the rear car park.

There is also 2 hours free on street parking at the front of the property.

ACCOMMODATION

The property has a net internal floor area of approximately 68.1 sq. m (732 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£25,000 per annum

BUSINESS RATES

2023 Rateable Value: £20,750

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

EPC

Energy Rating: B38

A copy of the certificate is available upon request.

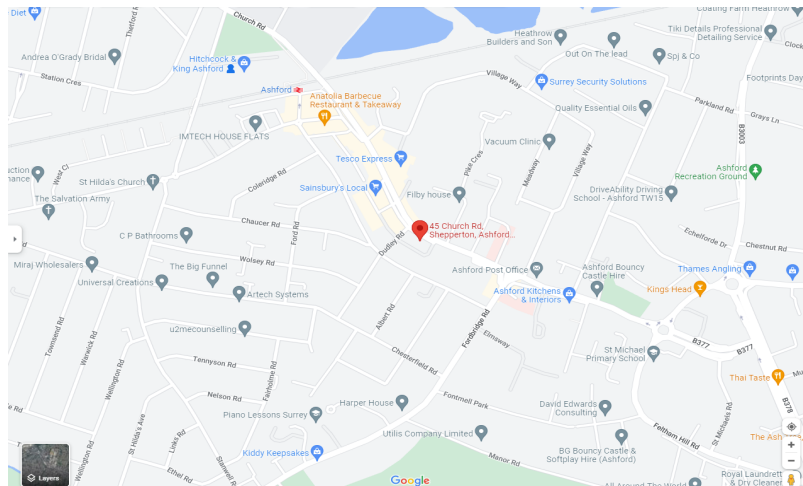
VIEWING

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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