

TO LET

55.3 SQ. M (595 SQ. FT) APPROX.

133 CONVENT ROAD, ASHFORD, MIDDLESEX TW15 2HW

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **PROMINENTLY SITUATED RETAIL UNIT**
- **FREE ON STREET PARKING**
- **GARAGE TO THE REAR**
- **AVAILABLE ON A NEW LEASE**

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.

133 CONVENT ROAD, ASHFORD TW15 2HW

LOCATION

Ashford lies mid-way between Staines and Feltham town centres approximately 1½ miles south of Heathrow Airport. Ashford railway station is approximately 1 mile away.

The property is situated in a prominent position on Convent Road, one of the main arterial routes leading to the town centre from Sunbury and Feltham.

The property forms part of a well established parade of retail units fronting the Ashtree crossroads junction. Other retailers in the parade include a coffee shop, convenience store, William Hill, tile showroom and dry cleaners.

DESCRIPTION

The property comprise a retail unit with rear storeroom/kitchen and WC.

The unit benefits from a fully glazed shop front with roller shutter, suspended ceiling incorporating lighting and 13 amp power.

Externally there is a garage in a block in the shared service yard to the rear of the parade, which also provides an excellent loading area.

The adjoining premises is also available which offers potential for the two units to be let as one.

ACCOMMODATION

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

55.3 sq. m (595 sq. ft)

TENURE

Available on a new lease on terms to be agreed.

RENT

£13,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £7,100

The property may qualify for 100% rates relief and further enquiries can be made with the Local Authority.

ENERGY PERFORMANCE RATING

Energy Rating: D85

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through joint Sole Agents.

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