

TO LET

49.2 sq. m (530 sq. ft) approx.

12 STATION ROAD, ASHFORD, MIDDLESEX TW15 2UP

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **PROMINENT RETAIL PREMISES**
- **IN CLOSE PROXIMITY TO ASHFORD STATION AND A NUMBER OF MULTIPLE RETAILERS INCLUDING TESCO EXPRESS, SUPERDRUG, NAT WEST BANK AND COSTCUTTER**

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.

12 STATION ROAD, ASHFORD TW15 2UP

LOCATION

The property is located in a prominent parade on Station Road Ashford, the main thoroughfare approaching Ashford railway station.

There are a number of multiple retailers in close proximity as well as independent traders, cafes and take-aways. There are 2 hours free parking on Station Road.

DESCRIPTION

The property comprises a retail unit with WC benefitting from a fully glazed aluminium shop front and rear access to a service road with 1 car parking space.

ACCOMMODATION

The property has an approximate net internal floor area of:-

49.2 sq. m (530 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£14,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £9,100

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

ENERGY PERFORMANCE RATING

Energy Rating: D86

A copy of the certificate is available on 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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