

## Location

Ashford lies mid-way between Staines and Feltham town centres and approximately 1½ miles south of Heathrow Airport. Ashford is a busy, thriving centre, predominantly serving the dense residential area surrounding it. Church Road is the main arterial route through the town giving access to Heathrow Airport. The property is located on the north side of Church Road in the heart of the town centre. Ashford Railway Station lies approximately ½ mile to the west.

Other retail occupiers close by include Co-op and Ladbroke's, while the town has recently attracted Sainsbury, Hallmark Cards, William Hill, Tesco, KFC, Subway and Costa Coffee.

The town has several major commercial occupiers in the vicinity including Heathrow Airport, BP, IBM, SAP and Ashford Hospital all helping to generate a buoyant residential letting market.

## Description

The unit comprises ground floor lock up retail unit trading as a barbers and a 3 bedroom residential flat/maisonette to the rear and above at first floor level.

## Accommodation

Main Retail area	550 sq ft
Rear Store	<u>130 sq ft</u>
Total	680 sq ft

Plus separate 3 bedroom flat with garden.

## Tenancies

The retail unit is let to an individual trading as a barbers shop. The unit is let on effectively a Full Repairing and Insuring lease for a term of 10 years from 22 December 2014 at a rent of £15,000pax. The lease incorporates a rent review at the end of the 5<sup>th</sup> year. The lease has a tenant only break at the end of the 5<sup>th</sup> year subject to a notice period. The landlord holds a rent deposit.

The flat is let out on an Assured Shorthold Tenancy from December 2016 at a rent of £12,852pa. The tenant has been in occupation for several years renewing the tenancy.

**Total income £27,852pa.**

## Market

The property has scope to increase the income. The adjoining retail unit was let at the turn of the year at a rent of £20,000pax while other units have been let in the town indicating the retail rent is now reversionary.

The residential unit also has scope to improve the rental income and is reversionary.

## Terms

The freehold interest is available with the benefit of the existing tenancy/leases. Offers in the region of £450,000 are sought for the property showing a return of circa 6.2%

## Viewing

Strictly by prior appointment with sole agents: Butters Associates  
80 High Street  
EGHAM Surrey TW20 9HE  
Email: [info@butterassociates.co.uk](mailto:info@butterassociates.co.uk)  
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