

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.

Occupiers close by include Costa Coffee, Co-op, Boots, Post Office R.S.P.C.A. Princess Alice Hospice and Ladbrokes, while the town has also attracted Sainsbury, Hallmark Cards, William Hill and Subway

Description

The unit comprises the **first floor** of a larger two storey mixed use premises. The suite is accessed from a rear courtyard and car park, into a ground floor vestibule. Stairs lead to the first floor. The suite is arranged in 4 areas providing a mix of open plan and cellular space. The accommodation has the benefit of good natural light along with bulkhead florescent fittings and has gas fired central heating, 13 amp power distribution and carpeting throughout. A tea station is situated in the suite while WC accommodation is situated on the landing.

The unit could be suitable for a variety of uses including D1/D2 subject to planning permission.

Accommodation

Total 1,000 sq ft

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed between the two parties. Rent reviews will be at 5 yearly intervals. Rent upon application

Legal Costs

The ingoing tenant is to be responsible for both parties legal costs incurred in the transaction.

Rateable Value

Rateable Value £12,250. Poundage 2018/19 £0.49.3p. The tenant may be eligible for Small Business Rate Relief

Viewing

Strictly by prior appointment with sole agents:-

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80 High Street
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