

**ASHFORD, Middlesex  
96 & 96a Church Road  
TW15 2PL**

**FOR SALE**

**Mixed use Retail and Residential Investment  
Scope for improving rental income**



- **Prominent Position in Centre of Ashford**
- **Close to Londis, Costa Coffee, Boots, Post Office,**
- **RSPCA and Princess Alice Hospice**
- **Scope to improve rental income**
- **Strong residential rental market with major occupiers**
- **including Heathrow Airport, BP, IBM, SAP and Ashford Hospital**

**7c, 80 High Street, Egham, Surrey TW20 9HE**

**Code of Practice for Commercial Leases.**

As responsible head tenant, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from the **Royal Institution of Chartered Surveyors** (tel: 020 7334 3806).

The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.