

## 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.

The property is situated in a very prominent position in the centre of the town amongst a mixture of national retailers including Sainsbury's, Hallmark Cards, Greggs, Tui, Tesco, Coral, Subway, KFC, Costa Coffee, Haart Estate Agents and Barclays' Bank along with smaller independent operators.

Ashford is also home to several large office occupiers on its periphery including IBM, SAP and BP.

Ashford station is a short walk from the property and provides regular train services to London Waterloo and Staines. Heathrow Airport is circa 2 miles to the north.

## Description

The property comprises 2 adjoining ground floor lock-up retail units fronting Church Road situated in the heart of the town centre. The units can be let as a single combined unit or as 2 individual units. Rear access is provided to the units along with 1 car parking space for each unit.

At present the single large retail unit has a glazed shop front, lighting and a kitchenette/wc to the rear. If the units are split and let individually then new shop fronts will be installed and the services divided to make each unit self contained.

## Accommodation

Unit 1    970 sq ft  
Unit2   1,030 sq ft  
**Total   2,000 sq ft**

## Terms

The unit(s) are available to let on new effectively Full Repairing and Insuring Lease(s) for a minimum term of 5 years, to be agreed between the two parties. Rent Reviews will be at 5 yearly intervals. The landlord will require a rent deposit. Rent upon application. VAT may be payable on rents etc.

## Rateable Value

The property is currently assessed as one unit. Rateable Value £31,000. Poundage 2019/20 £0.50.4p. If the unit is split the RV will need to be reassessed.

## Legal Costs

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

## Viewing

Strictly by prior appointment with joint sole agents:-

Eddisons  
40 Bank Street  
London  
E14 5NR  
D. Rowling  
Tel: 0207 205 5767

Butters Associates  
80 High Street  
EGHAM  
TW20 9HE  
**Contact: John Butters**  
**Email: [john@buttersassociates.co.uk](mailto:john@buttersassociates.co.uk)**  
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