

FOR SALE

115 SQ.M (1,242 SQ.FT) APPROX.

12 WOODLANDS PARADE, ASHFORD, MIDDLESEX TW15 1QD

SNELLER
COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

- **FREEHOLD GROUND FLOOR SHOP**
- **OPEN PLAN FLEXIBLE ACCOMODATION**
- **PRIVATE PARKING TO REAR**
- **AIR CONDITIONING**
- **BUSINESS UNAFFECTED**

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.

LOCATION

The property is located on an established local shopping parade on Feltham Hill Road at the junction with Approach Road and Hogarth Avenue. The parade provides a variety of retailers which includes Boots Pharmacy, Londis and independent traders as well as Pizza Hut and other hot food take-aways.

DESCRIPTION

The property comprises an end terrace, corner retail unit with highly visible return frontage.

The property has been extended by the current vendor to provide reception, open plan display/retail areas, office and additional storage capacity. Further benefits include a suspended ceiling, recessed lighting, air conditioning, kitchen area and separate WC. There is also parking to the rear for two vehicles.

ACCOMMODATION

The property has an approximate total net internal floor area of

Ground Floor 115 sq. m (1,242 sq. ft)

TENURE

Freehold
Title number SY350673

PRICE

£350,000

VAT

To be confirmed

BUSINESS RATES

2017 Rateable Value: £8,200

ENERGY PERFORMANCE RATING

Energy Rating: 44 (B)

A copy of the certificate is available on request.

VIEWING

By appointment and strictly by appointment through Sole Agents.

Antony Rapley
Sneller Commercial
020 8977 2204
antony@snellers.com



*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable