

# FOR SALE

FREEHOLD INVESTMENT

13 FELTHAM ROAD, ASHFORD, TW15 1DQ

# SNELLER

COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT

[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **FULLY LET MIXED USE INVESTMENT**
- **GROUND FLOOR BUSINESS PREMISES LET ON A NEW 10 YEAR LEASE FROM JULY 2021**
- **SELF CONTAINED FIRST FLOOR FLAT**
- **CURRENT INCOME £27,170 PER ANNUM**

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.

# 13 FELTHAM ROAD, ASHFORD, TW15 1DQ

## LOCATION

The property is located on Feltham Road (B377) close to the junction with the B3003 (Clockhouse Lane) and B378 (Convent Road).

Ashford Railway Station is 0.7 miles and Upper Halliford Station is approximately 2.3 miles. London Heathrow Terminal 5 is just over 5 miles.

The property is within a small local parade with adjoining businesses including a Nisa Local, hairdressers, grocery and take-away.

## DESCRIPTION

The property comprises a ground floor business premises which has been extended to the rear. There is rear access to a service road and one parking space.

There is independent rear access off Clockhouse Lane to the first floor residential flat which comprises fitted kitchen and bathroom, lounge and one bedroom. One parking space is allocated at the rear.

## ACCOMMODATION

The ground floor has an approximate net internal floor area of 68.9 sq. m (741 sq. ft).

## TENURE

FREEHOLD subject to the following:-

1. Commercial lease to Prodrive Personnel Limited at a rent of £15,950 per annum for a term of 10 years from 14th July 2021 subject to a 5th year break option and rent review.
2. Periodic tenancy of the residential flat at a rent of £935 pcm.

## PRICE

£450,000

## BUSINESS RATES

2017 Rateable Value: £6,500

2023 Rateable Value: £13,000

For confirmation of rates payable, please contact the business rates department of Spelthorne Council.

## COUNCIL TAX

Band C

## ENERGY PERFORMANCE RATING

Commercial Energy Rating: C70

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
Sneller Commercial  
020 8977 2204  
sharon@snellers.com



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

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