

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

155.9 sq. m (1678 sq. ft) APPROX.

371 STAINES ROAD WEST, ASHFORD, MIDDLESEX TW15 1RH



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

- **RETAIL PREMISES WITH REAR STORAGE AND WAREHOUSE/SHOWROOM**
- **BUSY MAIN ROAD LOCATION**
- **ROLLER SHUTTER LOADING TO FRONT & REAR**
- **AVAILABLE ON A NEW LEASE**

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.

371 STAINES ROAD WEST, ASHFORD TW15 1RH

LOCATION

The property is located on Staines Road West (A308) close to the junction of Cecil Road in Ashford, Middlesex.

Nearby operators include Tesco Express, and Dominoes as well as a selection of independent traders including a furniture store, café, beauty salon, restaurant, sports shop and electrical wholesalers. There is ample free parking directly outside the unit.

DESCRIPTION

The property comprises a retail shop with rear showroom and warehouse. There is also a small office and WC.

There is side access to a loading area with roller shutter at the front of the property as well as roller shutter to the rear.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

	SQ. M	SQ. FT
RETAIL	37.9	408
SHOWROOM/ STORAGE	50.8	547
WAREHOUSE	67.2	723
TOTAL	155.9	1678

TENURE

Available on a new lease for a term by arrangement.

RENT

£18,000 per annum.

BUSINESS RATES

2023 Rateable Value: £12,750

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

ENERGY PERFORMANCE RATING

Energy Rating: 90 D

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



Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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

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