

126 Feltham Hill Road,
Ashford TW15 1HN



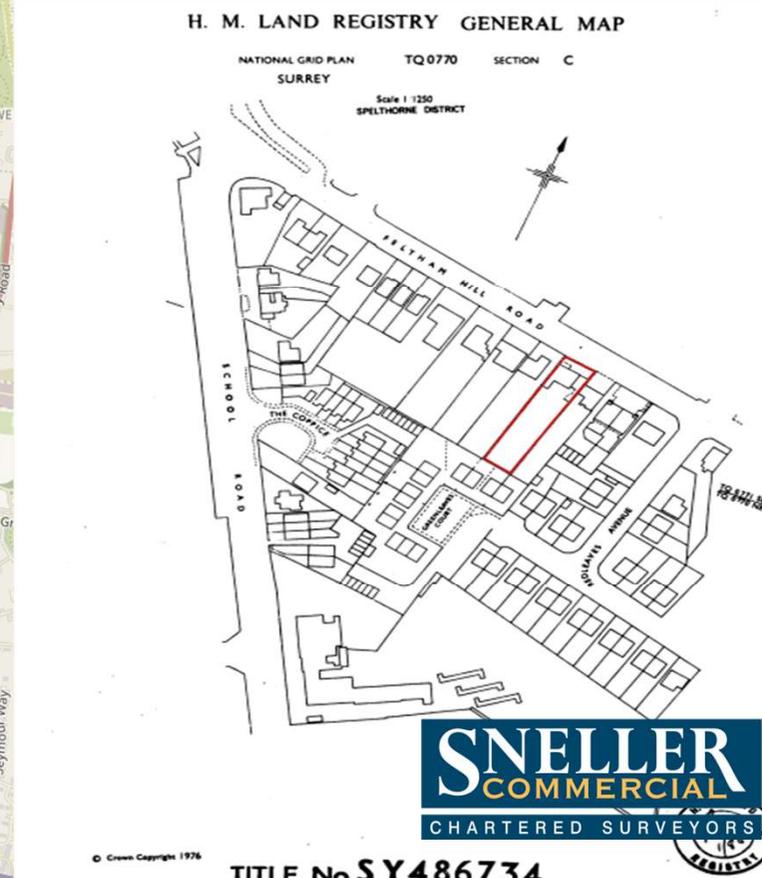
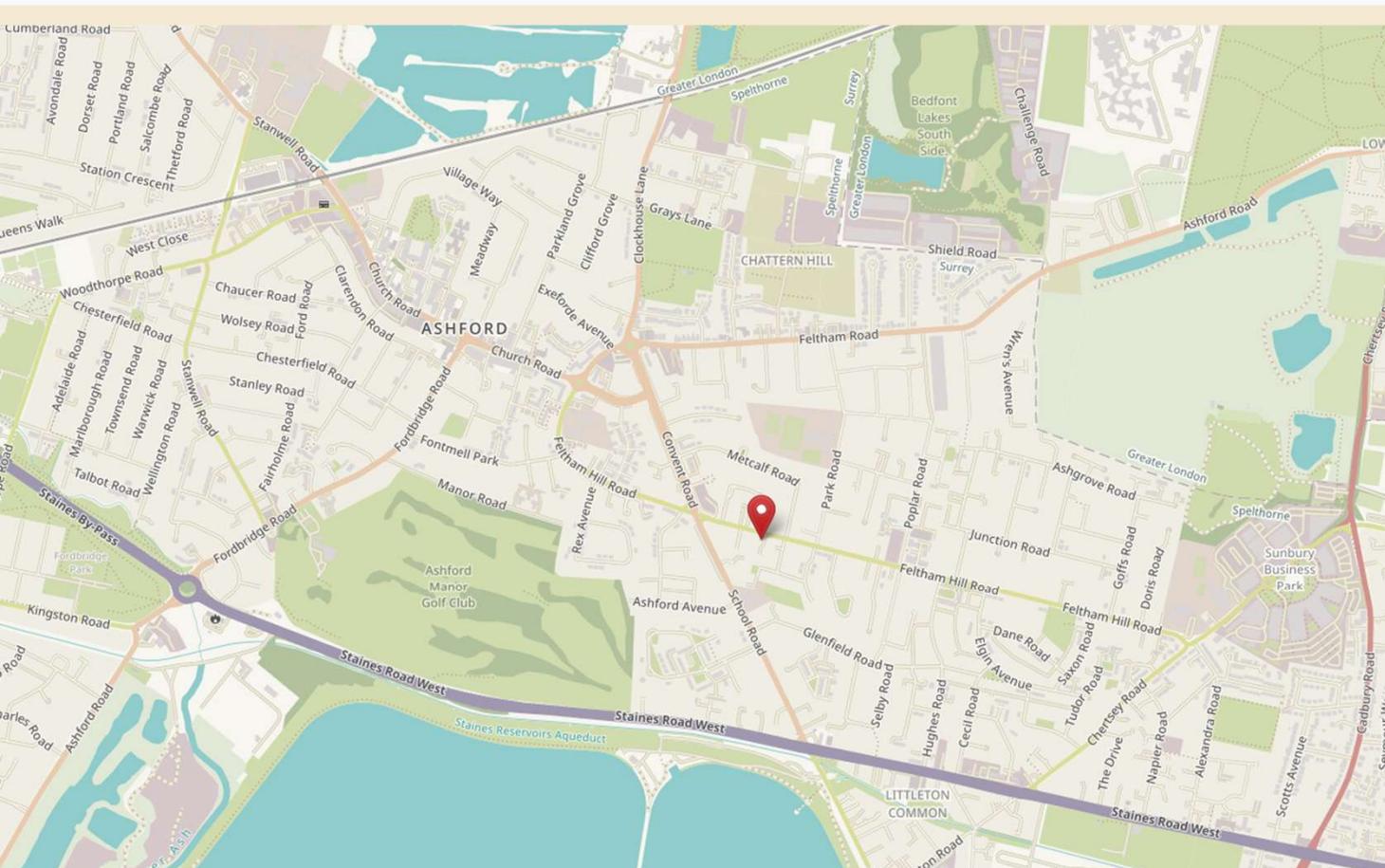
SNELLER
COMMERCIAL
CHARTERED SURVEYORS

FREEHOLD FOR SALE
MIXED COMMERCIAL AND RESIDENTIAL SITE

LOCATION

The property is located in Feltham Hill Road, Ashford in the Borough of Spelthorne. Feltham Hill Road is a predominantly residential road in the heart of Ashford approximately 1 mile from the town centre and Ashford railway station. Bus routes serve Feltham Hill Road and the local area.

The A316 Great Chertsey Road is approximately 6 miles away providing access to the M3, M25 and motorway network. Heathrow Airport, Terminal 5, is approximately 5 miles.



DESCRIPTION

The property comprises a car showroom, currently owner/occupied but to be sold with vacant possession. The showroom is open plan with a partitioned office to the rear providing a total approximate floor area of 108.6 sq. m (1169 sq. ft). There is a front forecourt area which can accommodate up to 5 cars.

To the side of the premises there is good access leading to a garage of approximately 20 sq. m (216 sq. ft). There is also an external WC. The open land to the rear extends to approximately 200 ft depth and an overall site area of approximately 300 sq. m (3,229 sq. ft)

There is independent access from the rear of the property to a first floor flat which comprises lounge, 4 bedrooms, kitchen, bathroom and separate WC. The flat has an approximate gross internal floor area of 88.25 sq. m (950 sq. ft).



BUSINESS RATES

2026 Rateable Value: £23,000

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

COUNCIL TAX

BAND C

EPC

Energy Performance Certificate to be confirmed.

TENURE

Freehold with vacant possession of the ground floor and the benefit of an Assured Shorthold Tenancy granted on the first floor flat with a rental income of £1,700 pcm (£20,400 per annum).

PRICE

Offers in the region of £950,000

AML CHECKS

Anti-money laundering regulation: it is now standard procedure to undertake personal and company AML checks. Please note this is taken up for both the vendor and purchaser and any other entity that has a relationship with the property.

VIEWING – Strictly by appointment



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