

FREEHOLD INVESTMENT

560 sq. ft (52 sq. m) approx.

10/10a CHURCH ROAD, ASHFORD, MIDDLESEX TW15 2UT

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FREEHOLD FOR SALE**
- **GROUND FLOOR COMMERCIAL PREMISES**
- **LONG LEASEHOLD FLAT ABOVE**
- **TOTAL INCOME £12,875 PA RISING TO £17,125 PA FROM JULY 2026**

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.

10/10a CHURCH ROAD, ASHFORD. TW15 2UT

LOCATION

Ashford is a West London suburb situated to the south of Heathrow. The town benefits from good access to the motorway network via Junction 13 of the M25 motorway from the A30.

The premises are located on Church Road In an established retail parade. Other operators in the area include Coral Bookmakers, Tesco Express, Sainsburys Local, in addition to a variety of independent traders including a barbers, Estate Agency and a Funeral Directors.

DESCRIPTION

The property consists of a ground floor retail space with external WC and storage.

There are 2 parking spaces at the rear, one each for the shop and the residential flat above.

ACCOMMODATION

Retail: The property has a net internal floor area of approximately 52 sq. m (560 sq. ft).

Residential Flat with independent access from the rear.

ENERGY PERFORMANCE RATING

Energy Rating: E 117

A copy of the certificate is available upon request.

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.

TENURE

Freehold subject to the following:-

Commercial: 10 year lease granted from 25/7/2025 with a 5th year tenants only break clause at an annual rent of £12,750 pa, rising to £17,000 pa from commencement of the second year. 5th year rent review.

Residential: Subject to a Long Leasehold of 125 Years from 30 August 1991
Ground Rent Income = £75 per annum, which will increase by £50 every 25 years

GUIDE PRICE

Offers in the region of £200,000

BUSINESS RATES

2023 Rateable Value: £10,000

COUNCIL TAX

Council Tax: Band C

VIEWING

Strictly by appointment through sole agents.

Sharon Bastion

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

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