

FOR SALE

FREEHOLD INVESTMENT

100 CHURCH ROAD, ASHFORD, MIDDLESEX TW15 2PL

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



www.snellers.com

020 8977 2204

- LEASE GRANTED TO PRINCESS ALICE HOSPICE
- CURRENT INCOME £20,000 PA
- OFFERS IN THE REGION OF £300,000 FOR THE FREEHOLD

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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 independent operators nearby include restaurants, beauty salon, barbers, and convenience stores.

DESCRIPTION

The property is a mid terrace two storey building comprising ground floor retail premises and separate access from the rear to a residential flat. There is a parking area to the rear.

The retail premises are currently let to Princess Alice Hospice.

ACCOMMODATION

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

	SQ. M	SQ.FT
Retail	82	882
Ancillary	55	592
Total	137	1474

TENURE

Freehold subject to:-

1. Occupational lease granted to Princess Alice Hospice dated 21st October 2025 for a term expiring 28th September 2030 at a current rent of £20,000 per annum. Tenants break option 28th September 2028 subject to 6 months prior notice.
2. Long leasehold interest of the residential accommodation above for a term of 189 years from 19th April 1990 at a peppercorn ground rent.

PRICE

Offers in the region of £300,000

BUSINESS RATES

2026 Rateable Value: 12,500

ENERGY PERFORMANCE RATING

C62 – Expiry May 2032

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
 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.