

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

42 Feltham Road
Ashford
TW15 1DH



FOR SALE/TO LET
MIXED USE COMMERCIAL AND RESIDENTIAL SITE

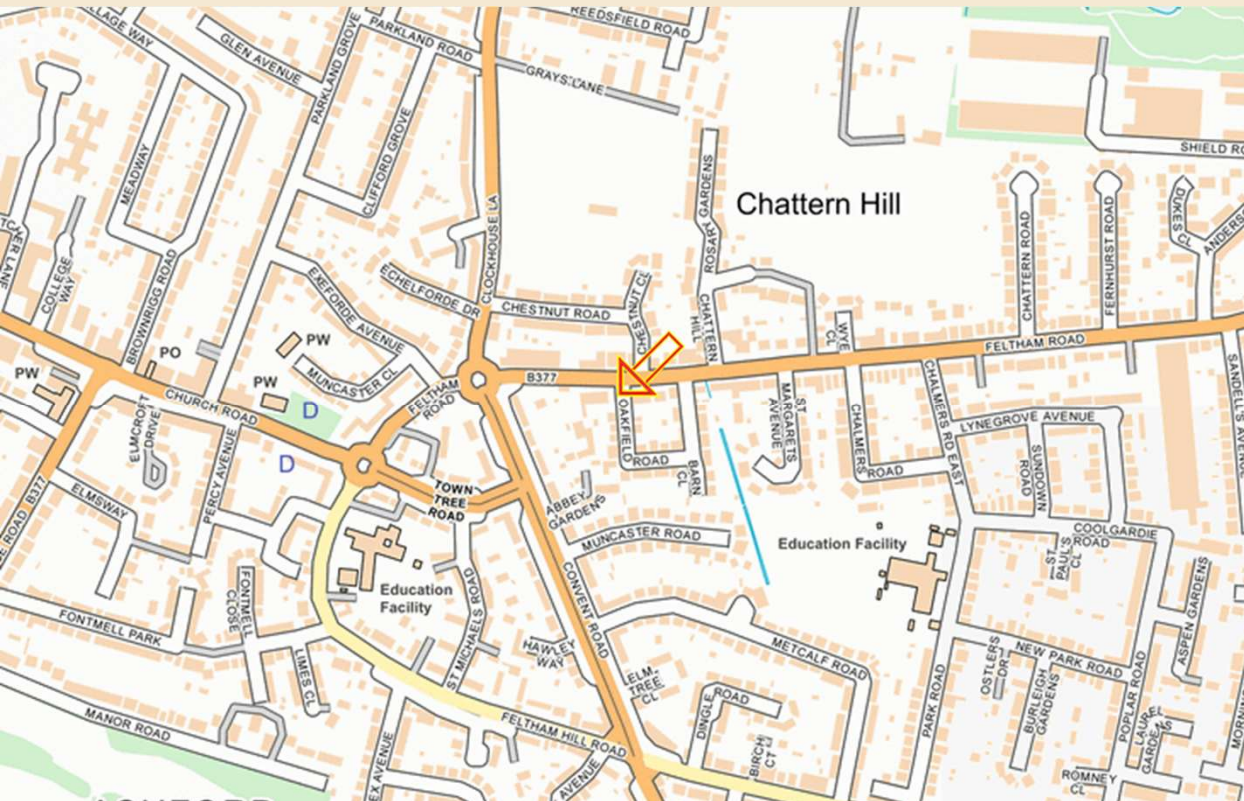
SUMMARY

- PROMINENT ROADSIDE LOCATION
- VACANT FORMER CAR MOT/WORKSHOP
- TWO STOREY OFFICE BUILDING
- OPEN YARD STORAGE OF APPROX. 7,000 SQ. FT
- DETACHED TWO STOREY RESIDENTIAL BUILDING CURRENTLY DIVIDED TO PROVIDE 2 X 2 BEDROOM SELF CONTAINED RESIDENTIAL FLATS
- CURRENT INCOME £26,400 PER ANNUM
- FREEHOLD FOR SALE OR NEW LEASE AVAILABLE



LOCATION

The property has a prominent roadside position on Feltham Road, Ashford in a mixed commercial and residential location close to the junction with Convent Road and Clockhouse Lane. The A308 Staines Road West is approximately 1 mile leading to Junction 1 of the M3, approximately 2 miles away. Ashford Railway station and town centre is just under 1 mile.



DESCRIPTION

The property comprises the following:-

1. Detached two storey residential building currently converted to provide 2 x 2-bedroom flats, each with bathroom, kitchen and lounge and a gross internal floor area of approximately 61.8 sq. m (665 sq. ft.)
2. Detached two storey office building with a gross internal floor area of approximately 65 sq. m (700 sq. ft).
3. Single storey workshop/former MOT station with a total approximate net internal floor area of 131 sq. m (1409 sq. ft). The building has a roller shutter to the front width of 5.5 m and a maximum height of 2.4m. There are a further 2 roller shutters to the side and an inspection pit.
4. Open yard area of approximately 7,000 sq. ft



BUSINESS RATES

2026 Rateable Value: £21,250

Please contact the business rates department of Spelthorne Borough Council for confirmation of rates payable.

TENURE

Freehold subject to the two Assured Shorthold Tenancies granted for the two residential flats for a period ending December 2026 at a rent of £1,100 per calendar month per flat, providing a total income of £26,400 per annum.

The commercial site will be sold with vacant possession.

LEASING

The commercial site is available by way of a new Full Repairing and Insuring lease for a term to be agreed at a rent of £65,000 per annum exclusive.

No VAT is applicable.





GUIDE PRICE

Offers in the region of £1.3m

EPC

Office and Workshop - Energy Rating D92

The certificate expires May 2036 with a copy available upon request.

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.

CONTACT US



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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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable