

## Location

Ashford lies mid-way between Staines and Feltham town centres and approximately 1½ miles south of Heathrow Airport. Ashford is a busy thriving centre predominantly serving the dense residential area surrounding it.

The property is situated in a very prominent position in the heart of the town amongst a mixture of national retailers including, Londis, Card Factory, Costa Coffee, Post Office, and Princess Alice Hospice along with smaller independent operators. Free on-street parking is available in front of the unit.

Ashford is also home to several large office occupiers on its periphery including IBM, SAP and BP.

Ashford station is a short walk from the property and provides regular train services to London Waterloo and Staines. Heathrow Airport is circa 2 miles to the north.

## Description

The property comprises a ground floor lock-up E Class retail unit fronting Church Road at its junction with Percy Road, situated in the heart of the town centre.

The unit has a glazed shop front, with double door access, security shutter, lighting, floor coverings and a kitchenette/wc to the rear. There is a pedestrian access at the rear.

## Accommodation

**Total 960 sq ft**

## Terms

The unit is available to let on new effectively Full Repairing and Insuring Lease for a minimum term of 5 years, to be agreed between the two parties. Rent Reviews will be at 5 yearly intervals. The landlord will require a rent deposit. Rent upon application. VAT may be payable on rents etc.

## Rateable Value

The property is currently assessed as one unit. Rateable Value £14,000. Poundage 2023/24 £0.51.2p  
The tenant may be eligible for Small Business rate relief.

## Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction.

## Viewing

Strictly by prior appointment with sole agents,

Butters Associates  
80 High Street  
EGHAM  
TW20 9HE

**Contact: John Butters**

**Email: [info@buttersassociates.co.uk](mailto:info@buttersassociates.co.uk)**

**Tel: 01784 472700 or Mob. 07775 676322**