



**Rent:** £15,000 Per annum **Size:** 540 Square feet **Ref:** #3181 **Status:** New on!

## Location

Situated in a busy parade close to many multiples, including Sainsburys local, Greggs and Costa. The premises are also within a short walk of Ashford train Station.

## Description

Shop to let by way of a lease assignment due to our client's retirement.

The lease is drafted within the Landlord and Tenant Act 1954 and will benefit from the usual renewal provisions of the Act.

The shop has a wide frontage and a prominent position, set back from a deep pavement.

Providing a total floor area of approximately 540 sq ft the unit is arranged to provide a main office area with small private office to the rear, along with toilet and kitchenette facilities. There are two designated parking spaces also.

The property should suit a number of different uses under the E use class.

EPC Band E.



Please view only by prior appointment through us.

## Address

Address: 22 Church Rd Postcode: TW15 2UY Town: Ashford Area: Surrey

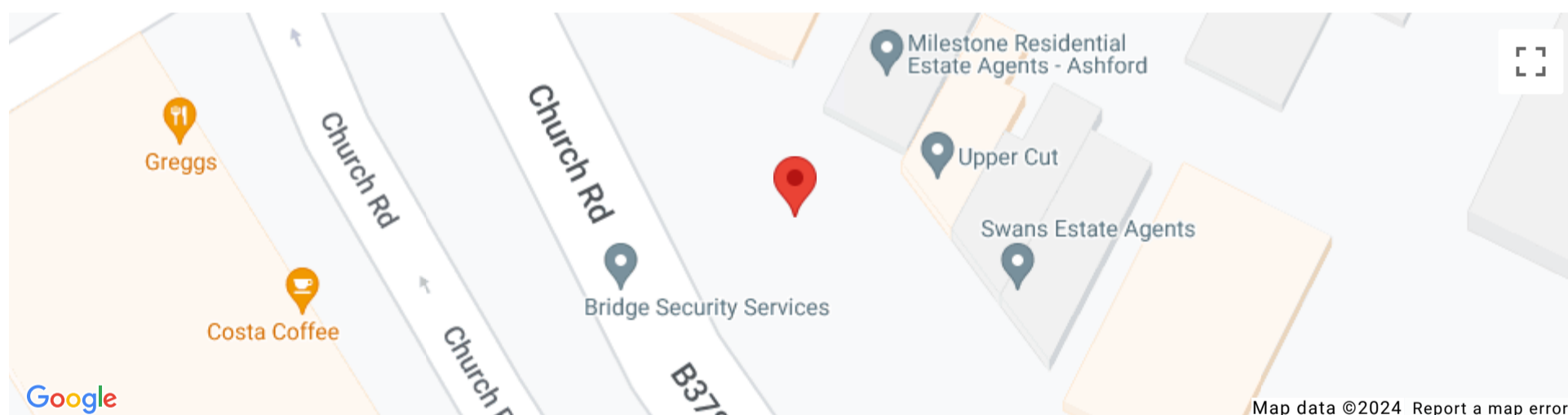
## General information

Tenure:	Leasehold
Rent:	£15,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Lease details:	5 year lease from 1st January 2021.

## Features

- ✓ 'E' Use class
- ✓ Close to many multiples
- ✓ Densely populated area
- ✓ High street location
- ✓ Viewings by appointment only

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.