



9-10 Woodlands Parade

Ashford, TW15 1QD

Retail property with self contained flats

1,298 sq ft

(120.59 sq m)

- Mid-terraced property on established retail parade
- Shop to be available with vacant possession
- Two self-contained, first-floor residential flats with separate entrances (Flat 10a sold off on long leasehold)
- Rear yard benefiting from separate access

Summary

Available Size	1,298 sq ft
Price	Offers in excess of £730,000
Rates Payable	£7,859.25 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£15,750
EPC Rating	Upon Enquiry

Description

The property consists of a mid-terraced structure, encompassing a ground floor shop and first-floor two-bedroom flat. The shop benefits from a rear yard with outside store and rear access.

The residential flats are accessed via a separate entrance.

Location

The property is located on Woodlands Parade, a prominent secondary retail hub in Ashford, featuring well-established occupants like Londis, Boots Pharmacy, Pizza Hut Delivery, and several independent businesses. Situated just off Feltham Hill Road, a thoroughfare to Ashford town centre, Woodlands Parade is positioned 1.5 miles from Ashford Train Station, providing frequent services to London Waterloo.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,298	120.59	Available
Total	1,298	120.59	

Terms

The freehold interest of the property is available subject to a price of £730,000 exclusive of VAT, which may be charged at the prevailing rate.

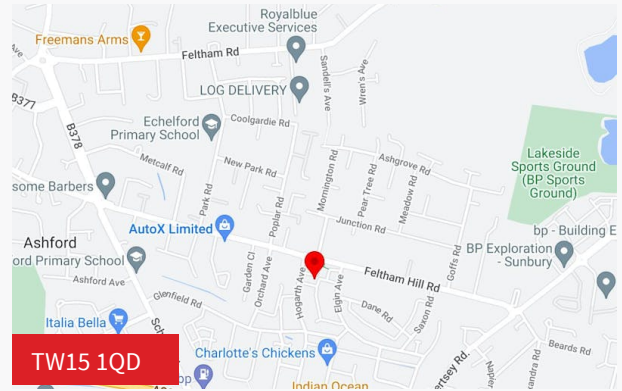
Current tenures

The property is held freehold and is subject to the following occupational tenancies:

The ground floor shop is let on a 1-year lease to the current occupier from November 2023.

Flat 9a is currently occupied on an AST, but can be provided with vacant possession.

The long leasehold interest in Flat 10a has been sold off on a 99-year term from 2003.



Viewing & Further Information

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