



39 Church Road, Ashford, Middlesex, TW15 2QF

SUMMARY

- Retail unit available in Ashford
- Prominent corner site
- Situated on a busy road
- Based on ground floor and basement
- Total space of 2,455 sqft
- Parking bays outside the unit
- Local station is Ashford
- 2 car parking spaces at the rear
- Suitable for various businesses (STP)

DESCRIPTION

The property comprises a former banking premise over ground floors and basement. The ground floor is mainly open plan with two partitioned offices and kitchen/staff area. There is side access to Dudley Road. A staircase leads to the basement with a WC and a further WC in the basement. The safe room is also located in the basement. The property benefits from 3 phase power with suspended ceiling. There is a parking area at the rear of the premises.

SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail unit	150	1615
Basement	Storage	78	840
Total		228approx	2455approx

LOCATION

The property is located on the corner of Church Road and Dudley Road, Ashford and occupies a prominent position in this busy local shopping area. Other nearby occupiers include the adjoining Wimpey, William Hill, Costa Coffee, Greggs, Sainsbury's Local and Fireaway Pizza as well as a Local Authority library and many independent retailers and food outlets.



TENURE

Rent £42,000p.a

BUSINESS RATES

Rateable value £41,500
Payable rate £20,000approx

Interested parties are advised to confirm the rating liability with the Local Authority.

EPC

Certificate available upon request

VAT

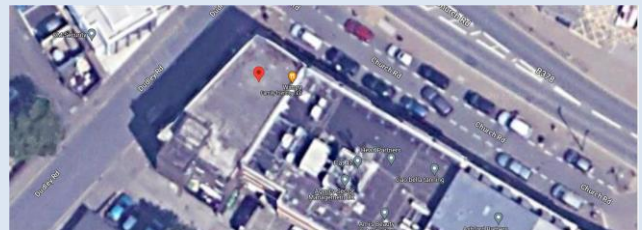
To be confirmed

LEGAL COSTS

Each party to be responsible for their own legal costs.

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

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