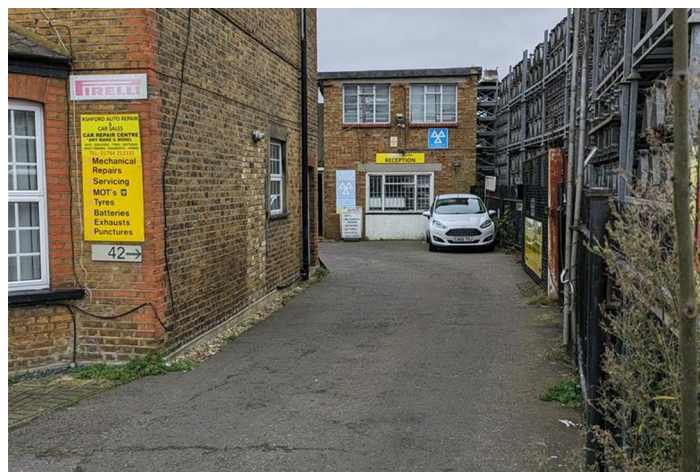
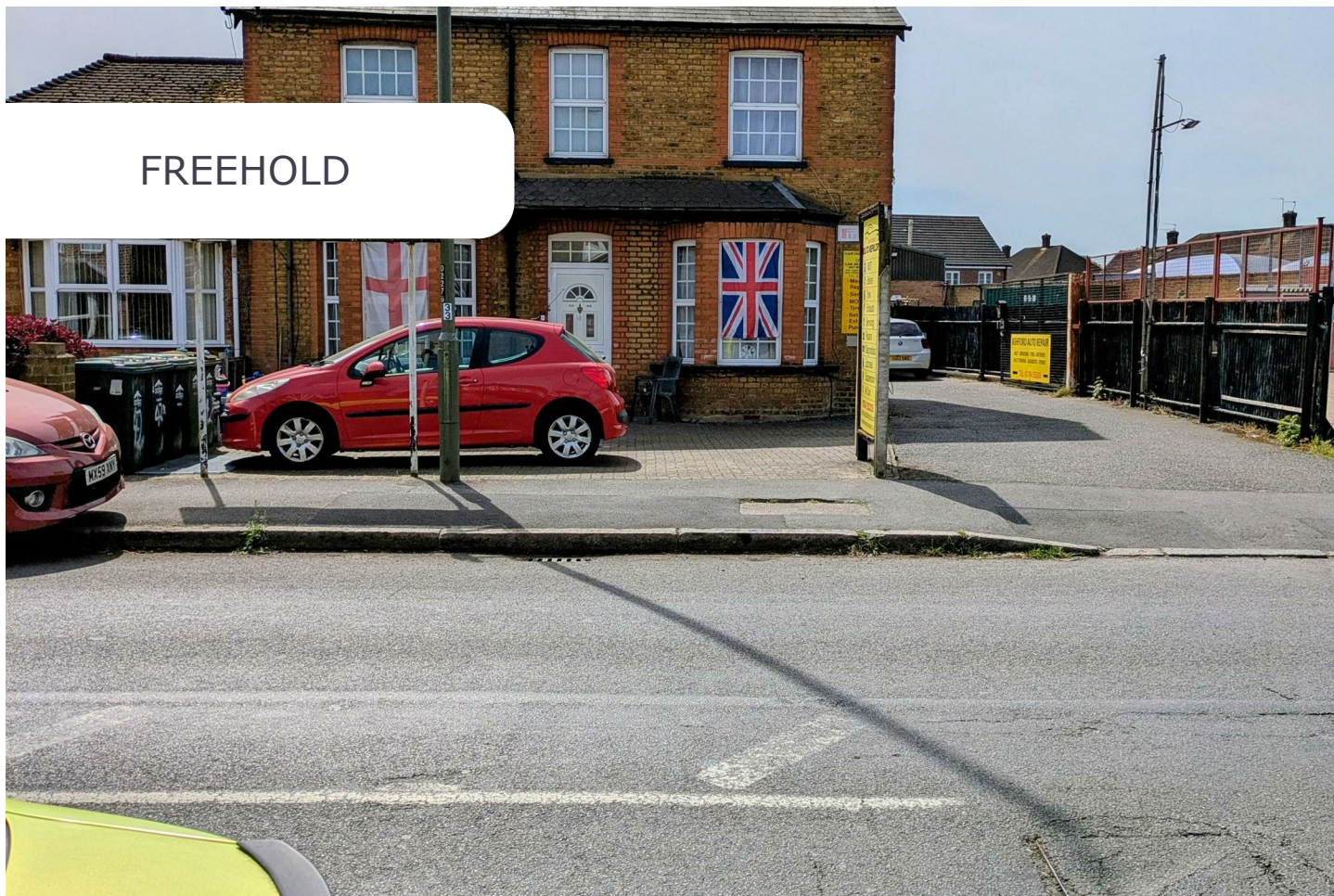


FREEHOLD



Commercial (EPC Rating:)

FELTHAM ROAD, ASHFORD, TW15 1DH

Guide Price

£1,580,000

0 Bedroom Commercial located in Ashford

Warren Anthony Commercial are delighted to bring to the market this mixed use commercial and residential investment with future development potential including to the front a separate detached 2 storey house occupying a prominent main road position on Feltham Road within walking distance to its many shops, restaurants, coffee shops and bars as well as Ashford Mainline Rail Station nearby.

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The commercial area to the rear (42 Feltham Road) comprises currently a single storey MOT station with car and van repairs plus yard, hard surfaced and fenced consisting of an open yard storage 7104 square ft approx. with workshop 1378 square ft approx. separate freestanding two storey office with ground floor office 348 square ft approx. and first floor office 348 square ft approx.

Total site area is around 0.27 of an acre approx.

The detached 2 storey house having been converted to comprise 2 x 2 bedroom flats with at present each rented on an Assured Shorthold Tenancy (due to end in December 2024) both producing £1100 per calendar month, whereas the commercial rented on the basis of a full repairing and insuring 10 years lease from July 2021 with break clause in July 2026 subject to each party serving a break notice on the other with six months written notice at a rent of £47500 per calendar annum exclusive of all outgoings.

I have included details of documents you will find

on Spelthorne borough council website which refers to a comprehensive development of the site and the adjoining sites. (28-44 Feltham road)
<http://www.spelthorne.gov.uk/CHttpHandler.ashx?id=1438&p=0>
<http://www.cartogold.co.uk/spelthorne/text/dpd/d>

Available freehold subject to and with the benefit of the current income totalling some £73900 per annum with a guide price of £1,580,000 subject to contract.

VAT whether payable to be confirmed.

Rates both commercial and residential including rateable values on each to be confirmed.

A non-refundable deposit in the sum of £1,000.00 to be taken by Warren Anthony Estate Agents on agreeing terms and to allow the property then to be removed from the market and the agent on behalf of the seller to carry out its due diligence if necessary to include receipt of references and/or accounts etc.

Legal costs with each party to be responsible for the payment of their own legal costs incurred in this transaction.

All viewings strictly by prior appointment only and not to approach anyone currently on site without prior permission through Sole Agent Warren Anthony 01923 220012 option 3.



COMMERCIAL SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

Council Tax Band

Energy Performance Graph



Call us on
01923220012
sales@warrenanthony.co.uk
<https://www.warrenanthony.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the

