



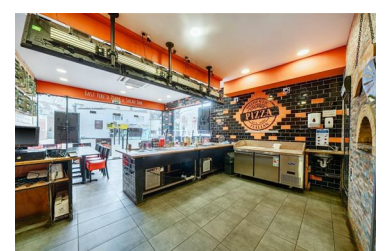
New Parade Church Road, Ashford, TW15 2UF £22,500 Per Annum



Business Rates: The property has a current Rateable Value of £23,250 (increasing to £24,500 from 1 April 2026). Based on the prevailing multiplier (approx. 49–50p in the £), annual business rates are estimated at approximately £11,600 per annum (rising to approx. £12,200 from April 2026), subject to confirmation by Spelthorne Borough Council. Interested parties should make their own enquiries to verify liability.

Retail, Hospitality & Leisure Relief: Eligible retail, hospitality and leisure occupiers (such as shops, cafés, restaurants, takeaways, convenience stores and hairdressers) may qualify for RHL Relief, currently 40% (subject to government policy and approval). Office or professional service uses would not normally qualify.

Constructed in 1950, the property boasts a character that blends traditional charm with modern potential. Its strategic position on a busy thoroughfare



- Spacious 1,015 sq ft area
- Retail property in Ashford
- Ideal for business ventures
- Easy access to transport links
- High foot traffic area
- Prime location on Church Road
- Built in 1950, classic charm
- Close to local amenities
- Potential for customisation
- Viewing highly recommended