

RETAIL UNIT TO LET



711Sq.Ft. (66.10Sq.M.) approx N.I.A.

Ground Floor 361 Staines Road West

Ashford

Middlesex

TW15 1RP

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Location

Ashford is a predominately residential area with fragmented commercial parades of shops within, located approximately 13 miles south west of Central London.

The subject property is situated among a diverse mix of local and national retailers including convenience food, fashion and F&B.

Description

The property comprises a ground floor retail unit fronting Staines Road West. The unit offers an open plan sales area with amenities to the rear which include two toilets and kitchenette.

The retail unit also benefits from access to a single lock up garage.

Accommodation

	Sq. Ft.	M2
Ground Floor	711	66

Approx net internal area (N.I.A.)

Terms

Rental - £14,750.00 per annum exclusive

The above rents are exclusive of business rates, service charges, insurance and utilities, and will not be subject to VAT.

Service charge - £79.99 per annum (current budget)

Building insurance - £797.43 per annum (current budget)

The premises are available by way of a new lease direct from the landlords from 1st December 2021.

Business rates

The billing authority is Spelthorne Borough Council

Rateable value: £9,300.00

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/ VAT

Each party to bear their own professional and legal costs.

VAT is not applicable.

Amenities

- Full width & height glazed frontage
- Open plan accommodation
- Access to lock up garage
- Popular retail parade location
- Can be refurbished

Energy Performance Rating

C-59



Viewing and further information

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