

SHOP TO LET

123 CONVENT ROAD, ASHFORD, MIDDLESEX TW15 2HW
99.2 SQ. M (1,068 SQ. FT) APPROX.



VIEWING & FURTHER INFORMATION

Mike Gray MRICS
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- ✓ Prominently situated retail unit
- ✓ Self-contained ground floor shop
- ✓ Free on-street parking
- ✓ Available on a new lease
- ✓ Rent £18,000 per annum

Gray Point Real Estate
Regal House
70 London Road
Twickenham
TW1 3QS

www.gray-point.com





LOCATION

Ashford lies mid-way between Staines and Feltham town centres, approximately 1.5 miles south of Heathrow Airport. Ashford railway station is approximately 1 mile away.

The property is situated in a prominent position on Convent Road, one of the main arterial routes leading to the town centre from Sunbury and Feltham.

The property forms part of a well established parade of retail units fronting the Ashtree crossroads junction. Other retailers in the parade include a coffee shop, convenience store, tile showroom and dry cleaners.

DESCRIPTION

The property comprises a retail unit with rear storeroom and WC.

The unit benefits from a fully glazed shop front with roller shutter, suspended ceiling incorporating lighting and 13 amp power.

Air conditioning unit (not tested).

ACCOMMODATION

The premises has the following approximate net internal floor area: 99.2 sq. m (1,068 sq. ft) approx.

TENURE

Available on a new lease on terms to be agreed.

RENT

£18,000 per annum exclusive.

BUSINESS RATES

2019 Rateable Value: £10,000

The property may qualify for 100% rates relief and further enquiries can be made with the Local Authority.

ENERGY PERFORMANCE RATING

Energy Rating: TBC

A copy of the certificate is available on request.

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