

# RETAIL SHOP TO LET

**129 CONVENT ROAD, ASHFORD, TW15 2HW**

Commercial space 574 sq. ft (53 sq. m) approx. net internal area

**GrayPoint**  
COMMERCIAL PROPERTY ADVISORS

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## VIEWING & FURTHER INFORMATION

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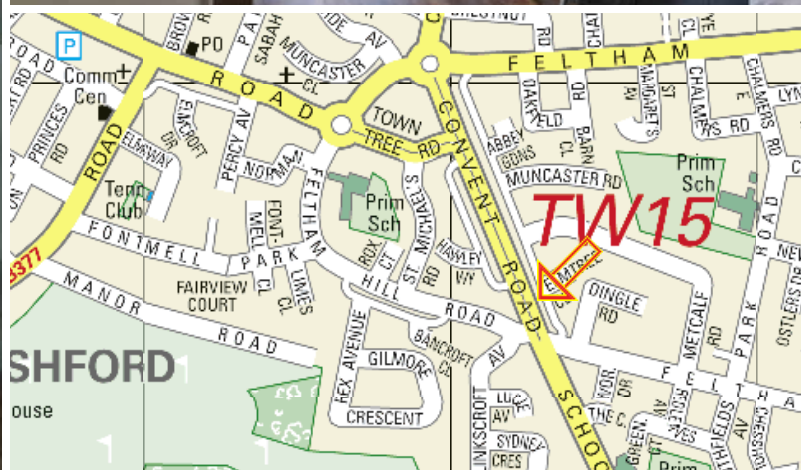
- CLASS E – NO FOOD USE (A3 OR A5)
- PROMINENTLY SITUATED RETAIL UNIT
- EXCELLENT RETAIL PARADE WITHIN RESIDENTIAL AREA
- SELF-CONTAINED GROUND FLOOR SHOP
- SUPERIOR FRONTAGE OF 5.2 METERS
- FREE ON-STREET PARKING
- AVAILABLE ON A NEW LEASE
- RENT £16,000 PER ANNUM
- ADDITIONAL 612 SQ. FT SPACE AVAILABLE AT ADJACENT PROPERTY 131 CONVENT ROAD

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### 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. It forms part of a well-established parade of retail units fronting the Ashtree crossroads junction. Other retailers in the parade include a Barbers, 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: 574 sq. ft (53 sq. m) approx.

There is potential to lease an extra 612 sq. ft (57 sq. m) approx. retail space in the adjacent property 131 Convent Road (see separate brochure).

### ENERGY PERFORMANCE RATING

Rating: C (69) - a copy of the certificate is available on request.

### TENURE

Available on a new lease on terms to be agreed.

### RENT

£16,000 pa exclusive (a service charge may apply in addition, details available from agent) or £32,000 pa exclusive for both properties at 129 and 131 Convent Road.

\*The property is not VAT elected. Interested parties should make their own enquiries.

### BUSINESS RATES

2019 Rateable Value: £7,800. The property may qualify for 100% rates relief and further enquiries can be made with the Local Authority.

### LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract 20<sup>th</sup> October 2020 [www.gray-point.com](http://www.gray-point.com)

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