

RETAIL TO LET



133 CONVENT ROAD, ASHFORD TW15 2HW

LOCK UP SHOP ON BUSY ROAD WITH LARGE RESIDENTIAL CATCHMENT

RENT: £17,000 per annum

FURTHER INFORMATION: 020 3627 3222



 **GrayPoint**
COMMERCIAL PROPERTY ADVISORS

 **RICS**
Regulated by RICS

DESCRIPTION

The property is arranged on the ground floor, comprising a prominent retail area with adjoining WC and kitchenette facilities to the rear. The property benefits from use Class E.

The property has rear access.

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 Ash Tree crossroads junction. Other retailers in the parade include a barber, convenience store, tile showroom and dry cleaners.

ACCOMMODATION

Total NIA: 592 sq. ft (55 sq. m) approx.

ENERGY PERFORMANCE (EPC)

85 | D

TENURE

Available on a new flexible lease on terms to be agreed

RENT

£17,000 per annum (no VAT)

*We believe that the building is not VAT elected. Interested parties should make their own enquiries.

BUSINESS RATES

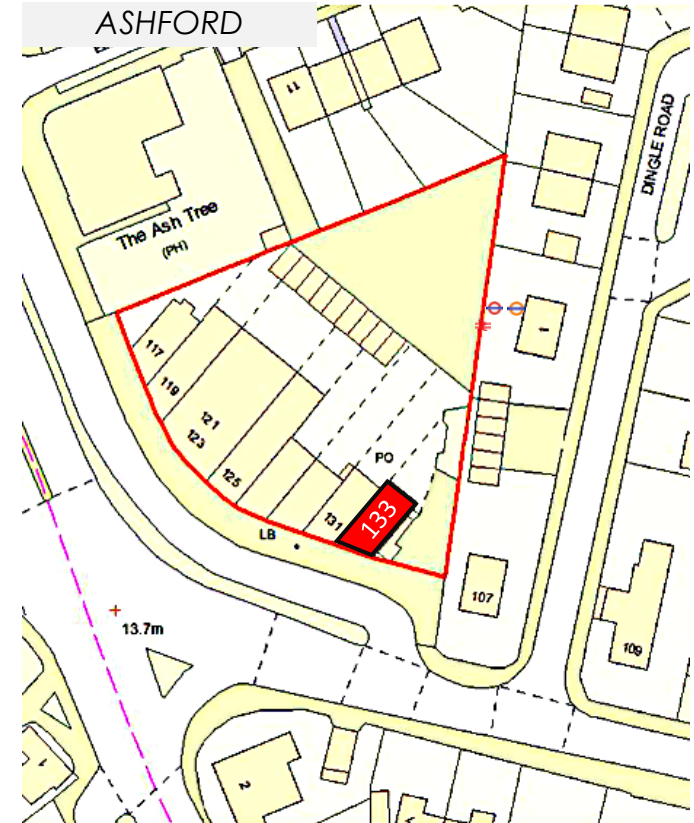
The Rateable Value is: £7,100 per annum

*All applicants are advised to make their own enquiries with the local council

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract



VIEWING AND FURTHER INFORMATION

MICHAEL TSIMEKIS

MIKE GRAY

020 3627 3222 / 07738 543 189

020 3627 3222 / 07786 335 974

michaelt@gray-point.com

mike.gray@gray-point.com



Oriel House
26 The Quadrant
Richmond, TW9 1DL

www.gray-point.com

