

## 47-49 CHURCH ROAD ASHFORD

1,506 sq ft (140 sq m)



### ADDRESS

47-49 Church Road, Ashford  
TW15 2UA

### DESCRIPTION

#### Retail Unit To Let

The property is located on Church Road which is a busy thoroughfare, a short distance from Ashford main line station. Church Road is close to the B378 which leads to the A308 and connects to the Sunbury junction of the M3. Numerous bus routes serve the area.

The premises comprise of a ground floor retail unit which is mainly open plan with an office to the rear.

Dated: 22/11/2024



## SPECIFICATION

- Ground floor retail unit
- Open plan
- Rear office

<b>Tenure</b>	Freehold
<b>Rent</b>	£35,000 per annum exclusive
<b>Service Charge</b>	N/A
<b>Rates</b>	Upon application
<b>Size</b>	1,506 sq ft (140 sq m)

## CONTACT

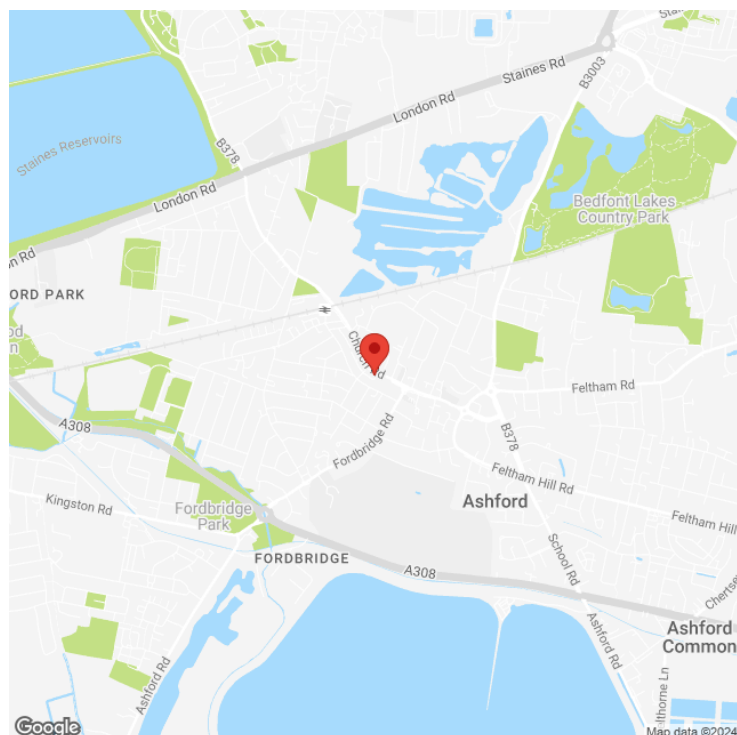
**Niall Christian**

BSc MRICS

**T** 020 8332 4591

**M** 07780 678684

**E** [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)



Dated: 22/11/2024

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ