

**16-18 Church Road  
Ashford  
TW15 2UT**



**630 Sq. ft (58.52 Sq. m) approx.**

(Potential to 1,324 Sq ft. (123 Sq m) in total.)

**COMMERCIAL UNIT**

**TO LET**

**0208 332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

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**Location:**

The property is located on Church Road a busy thoroughfare and is a short distance from Ashford mainline station. Church Road is close to the B378 which leads to the A308 and connects to the Sunbury junction of the M3. Numerous bus services serve the area. Local occupiers include, Sainsburys Local, Costa, Ashford kitchens and interiors, Coral and Tesco Express.

**Description:**

The accommodation comprises a double ground floor retail unit.

The property benefits from solid ceiling, CAT II lights, kitchen, carpet, WC, electric heating and rear access.

There is planning permission to extend the unit at the rear to increase the size of the unit to 1,324 Sq ft. (123 Sq m) in total.

**Accommodation:**

Floor	Sq Ft	Sq M
Ground	630	58.52
Total Approx.	630	58.52

**Terms:**

The building is available on a new effective full repairing and insuring lease for a term by arrangement.

**Rent:**

£29,500 per annum exclusive.

**Business Rates:**

The rateable value is £13,750 giving rates payable of £6,861.25 per annum exclusive. Some small business rate relief may be available. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

**Energy Performance Certificate:**

C74.

## **Anti Money Laundering:**

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**For further information please contact sole agents:**

### **Michael Rogers LLP**

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Subject to Contract  
December 2024

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