

ASHFORD

Unit 3-4 41/45 Church Road TW15

A1/A2/A3/A5(STP) RETAIL UNIT TO LET

1639 sq ft 152.23 sq m (May sub-divide) subject to vacant possession

Adjacent to Barclays Bank with many multiple retailers close by

Location

The premises are situated in a prominent location close to the Atrium and New Parade. The premises are adjacent to Barclays Bank with Head Partners, HSBC, William Hill, Costa Coffee, Hallmark Cards, Thomson, Thomas Cook, Greggs, Barclays Bank and Tesco Express and new Sainsburys Local close by.

Description

The subject premises form part of a terraced property comprising of retail units with offices over. The premises benefit from front layby parking for customers and a service yard and parking at the rear.

Accommodation

The property affords the following dimensions and floor areas

	Metric:	Imperial:
Net frontage	10.05 m	33'
Shop depth	15.25 m	50'
Net internal area	152.23 sq m	1639 sq ft

Consideration will be given to subdividing the premises into two units to suit incoming retailers requirements. Floor areas and rents on application.

Lease

Subject to gaining vacant possession a new FRI lease for a term to be agreed providing for 5 yearly rent reviews will be granted.



Rent

£39,000 p.a.x

Rates

Rateable Value	£24,500
UBR 2011/12	43.3p

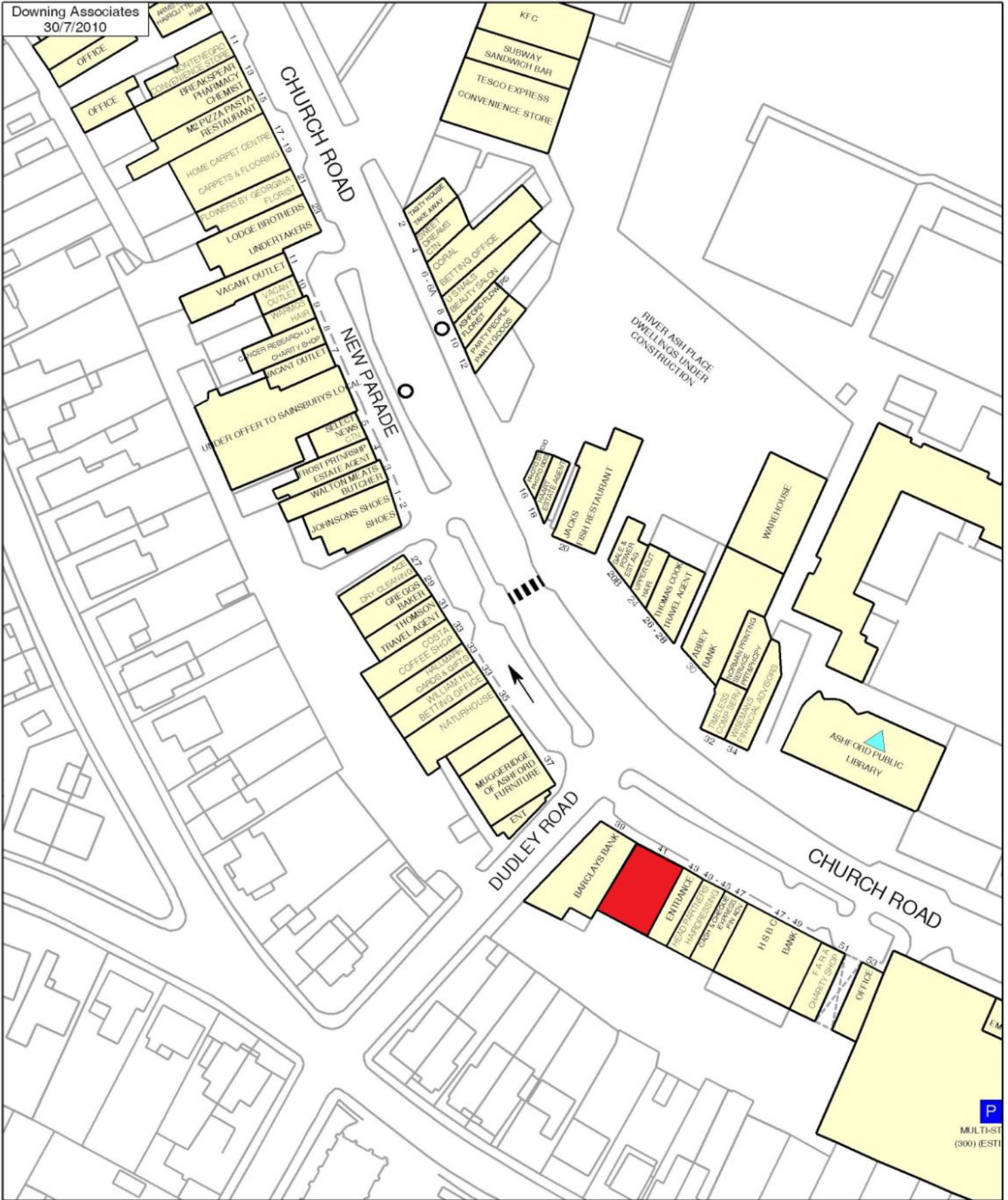
Costs

Each party to bear their own.

Inspection

Strictly by appointment via the sole agents:

Nick Downing
Direct Dial 01483 454140
Email nick@downing-associates.co.uk



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