

## ASHFORD

Unit 7 New Parade Church Road TW15 2UF

SHOP WITH RESIDENTIAL UPPERS TO LET

630 sq ft

Tesco Express, Subway, KFC, William Hill, Thomas Cook, Cancer Research, Greggs and Costa Coffee and new Sainsburys next door

### Location

The premises are situated in a prominent position in Church Road with Tesco Express, Subway, KFC, William Hill, Thomas Cook, Cancer Research, Greggs and Costa Coffee and recently opened new Sainsburys next door.

### Description

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

### Accommodation

The subject premises comprise of a ground floor lock-up shop with a 2/3 bedroom maisonette over. The shop unit affords the following dimensions and floor areas.

	Metric:	Imperial:
Net frontage	5.10 m	16' 9"
Shop depth	12.31 m	40' 4"
Ground Floor Sales	58.6 sq m	630 sq ft

### Lease

A new FRI lease for term to be agreed providing for 5 yearly rent reviews.

### Rent

£23,000 p.a.x.



### Rates

Rateable Value	£11,000
UBR (2010/2011)	43.3 p UBR 2011/12

### Costs

Each party to bear their own.

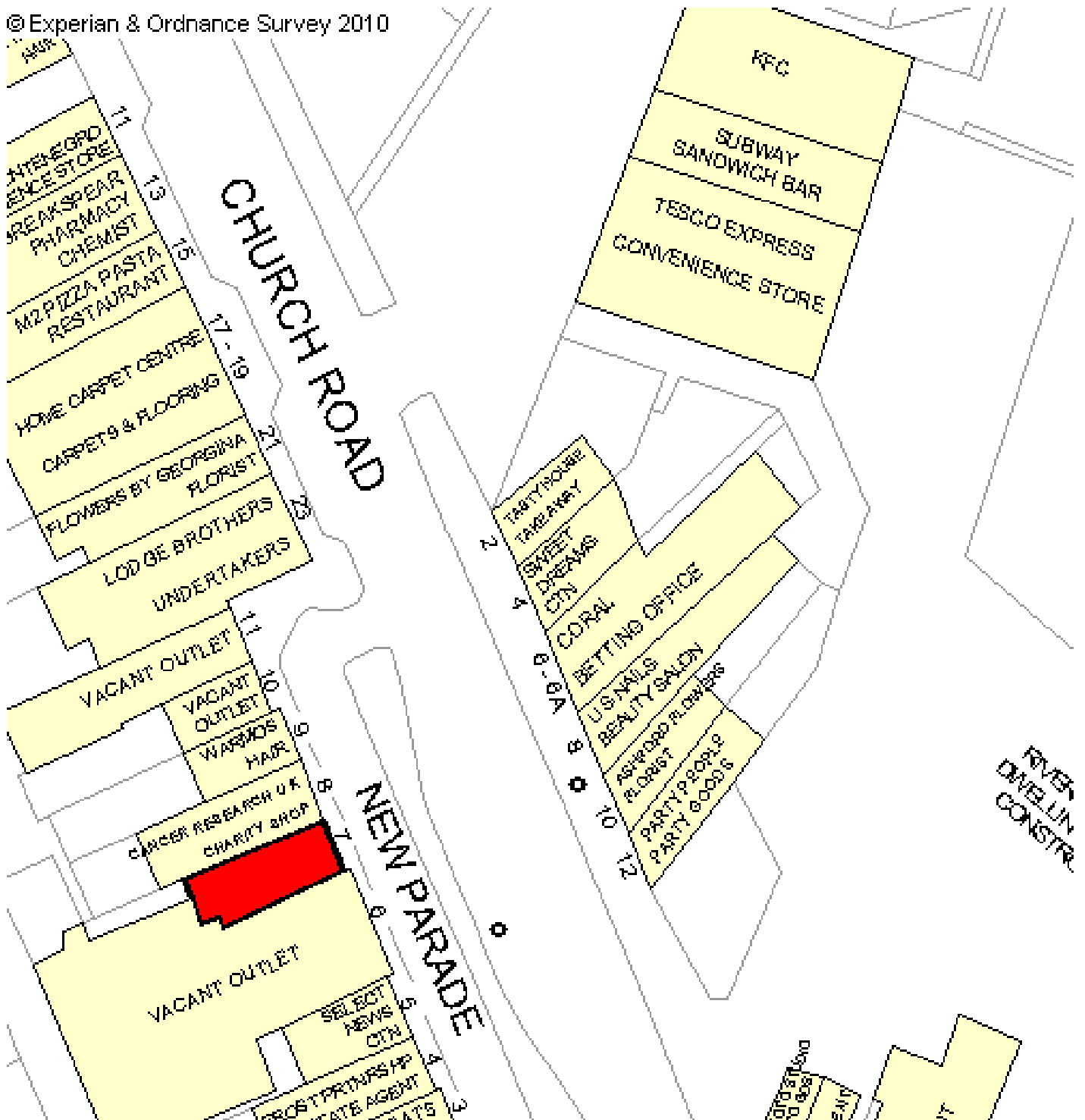
### Inspection

Strictly by appointment via the sole agents:

Nick Downing  
Direct Dial 01483 454140  
Email [nick@downing-associates.co.uk](mailto:nick@downing-associates.co.uk)

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## MISREPRESENTATION ACT

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