

## ASHFORD - 11/11A NEW PARADE, TW15 2VF

SHOP WITH OR WITHOUT RESIDENTIAL UPPERS

(90.47 sq m) 913 sq ft

A1/A2/A5 use (Subject To Planning)

### Location

The premises are situated in a prominent position in Church Road with Tesco Express, William Hill, Thompsons, Cancer Research, Greggs and Costa Coffee close by.

### Description/Accommodation

The subject premises comprise of a ground floor lock-up shop with a 2/3 bedroom maisonette at first and second floor level.

The premises benefit from customer parking at the front and a service yard at the rear.

The property affords the following dimensions and floor areas:

	Metric:	Imperial:
Net frontage	4.78 m	15'8"
Shop depth	22.31m	73'3"
Ground Floor Sales	90.47sq m	913 sq ft

2/3 bedroom maisonette over

### Lease

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

### Rent

£25,500 p.a.x.

Consideration will be given to granting a lease on the shop only. Rent on application.



### Rates

Rateable Value	£14,750
UBR (2009/2010)	48.5p

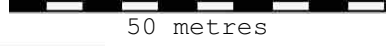
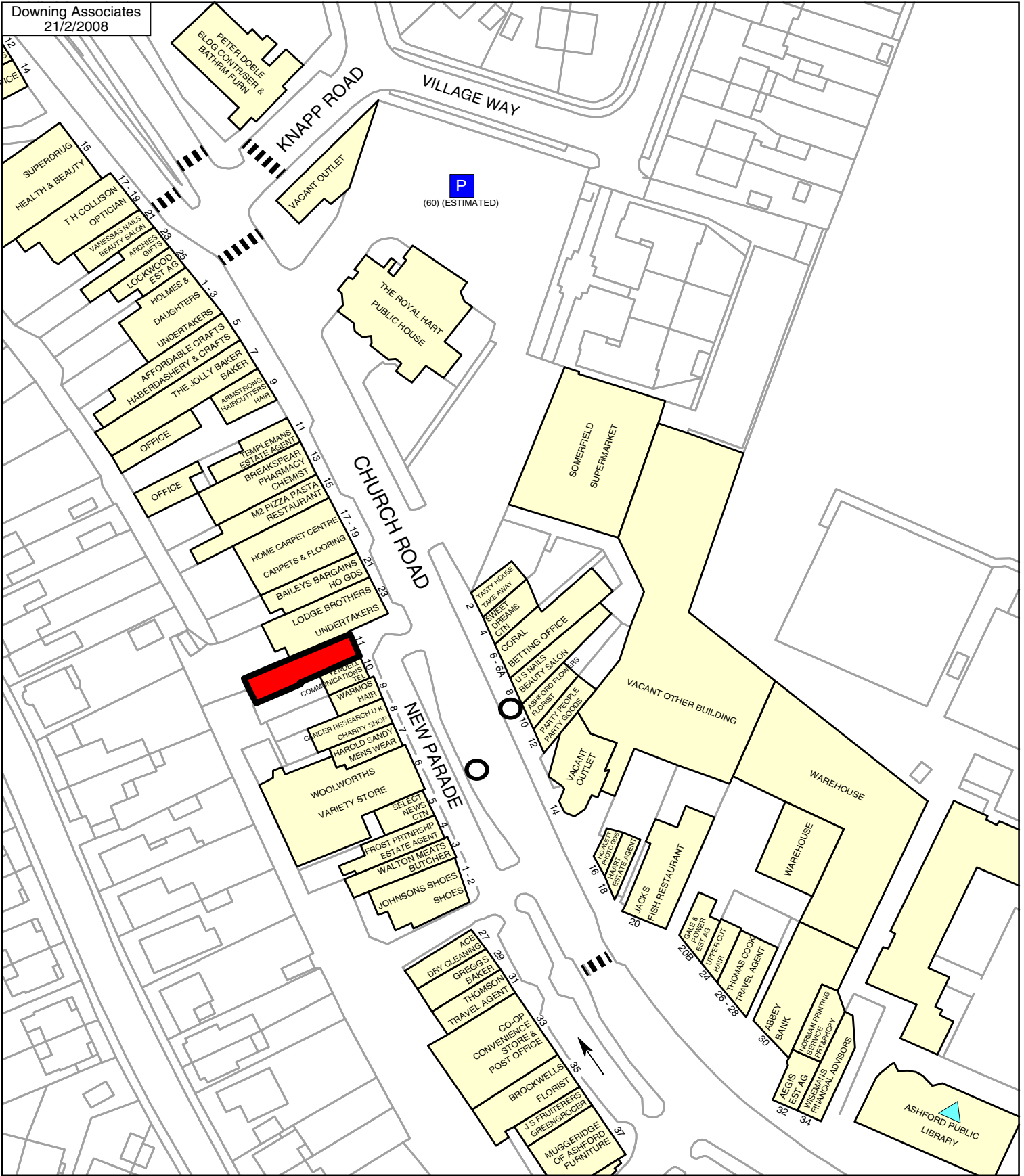
### Costs

Each party to bear their own.

### Inspection

For further information or to view strictly by appointment, please contact:

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