

To Let



Unit 6 The Atrium Church Road Ashford, Middlesex TW15 2UD

- 1 N° on-site parking space within the building car park.
- Suitable for various uses "Subject to Planning".

Location

The available accommodation is located on Church Road being the main route through Ashford which is a busy suburb serving the densely populated surrounding residential area approximately 1.5 miles south of Heathrow Airport and midway between Staines to the west and Feltham to the east.

The subject unit is located on the west side of Church Road close to the junction with Dudley Road. Ashford Mainline Station is close by providing a regular service to London Waterloo.

Local occupiers include Costa Coffee, Greggs, Mario's and Ace Dry Cleaners. Other retailers nearby include Tesco Express and Subway. There are free on street parking spaces for up to 2 hours along parts of Church Road.

Description

The subject property comprises a mixed-use concrete frame building with ground floor retail units with office accommodation on the upper floors.

Accommodation

We have been informed that the property measures approximately 543 sq. ft / 49.61 m².

Car Parking

One on-site parking space is allocated with the available unit within the building's car park.

Tenure & Terms

The property is available by way of a new lease for a term of years to be agreed.

Quoting Rental

£18,000 per annum exclusive subject to lease incentives.

Service Charge

The ingoing tenant will be liable to pay a service charge for the standard Landlord's outgoings i.e., upkeep of the external fabric of the premises and common parts. Further details are available upon request.

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as C / 71. (Certificate N° 8683-8462-0939-6759-0383. Valid until 25.3.31). A copy of the certificate is available upon request.

Rateable Value

Description: Shop & Premises
Rateable Value: £15,750 per annum
(Small Business Rates Relief Applicable)

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to Spelthorne Borough Council – www.spelthorne.gov.uk.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Contact

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