



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**12 Church Road,
Ashford TW15 2UT**

HIGH STREET COMMERCIAL UNIT - TO RENT

(47 SQM / 503 SQFT)

Summary

- **Size:** 47sqm / 503sqft (NIA)
- **Use:** Class E - suitable for a variety of occupiers including retailers, supermarkets, property agencies and more
- **Condition:** Unit to be taken as seen, with rear access included
- **Location:** Prominently located on Church Road in Ashford (Surrey), which acts as a popular local high street with neighbouring retailers including Tesco Express and Greggs
- **To Let:** £20,000 per annum (£40psf) exclusive (new FRI lease)

Costs:

- **Business Rates:** £5,267.00pa (estimate) tenants to confirm with Spelthorne Borough Council (small business rates relief may be available)
- **Legal Costs:** Tenant responsible for their own legal costs relating to a new lease



CONTACT US



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