

RETAIL UNIT TO LET



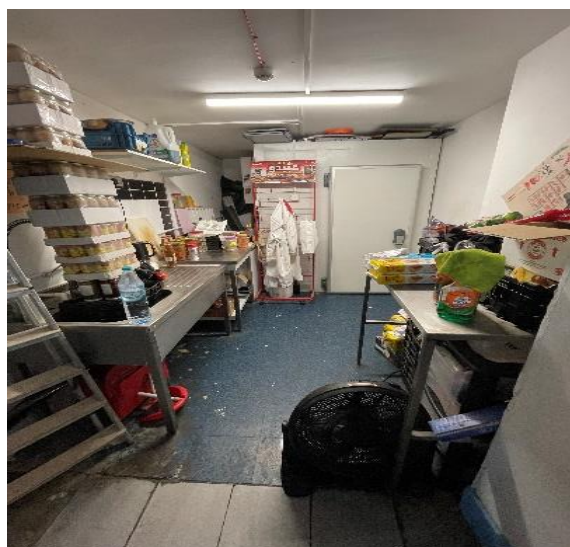
LOCATION

The property is located on Church Road which is a busy thoroughfare and is short distance from Ashford mainline station. Church Road is close to the B378 which leads to the A308 and connects to the Sunbury junction of the M3. Numerous bus services serve the area. Local occupiers include, Sainsburys Local, Costa, Ashford kitchens and interiors, Coral and Tesco Express.

DESCRIPTION & FLOOR AREAS

The premises comprise a ground floor unit which is mainly open plan with an office to the rear.

Floor	SQ FT	SQM
Ground	1,506	140
Total Approx.	1,506	140



TERMS

The unit is available on a new flexible lease.

RENT

£35,000 per annum exclusive.

BUSINESS RATES

Upon application.

LEGAL COSTS

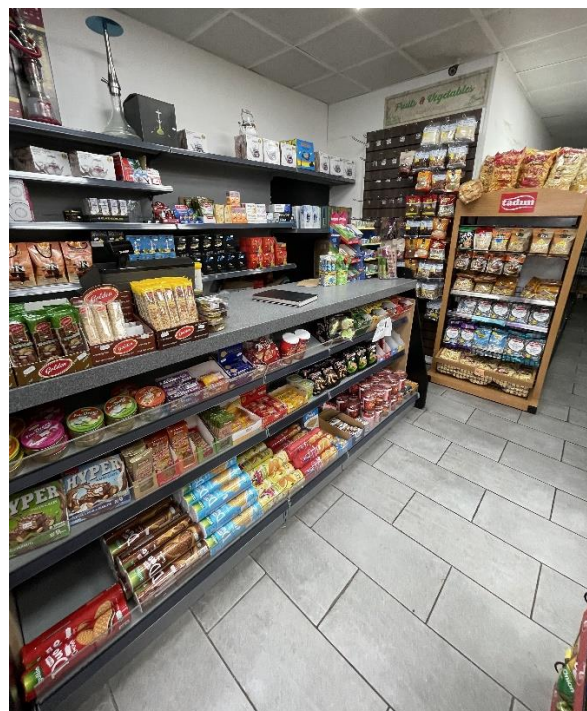
Each party to bear their own legal costs.

USE

Commercial use E.

ENERGY PERFORMANCE CERTIFICATE

Upon Application



ANTI MONEY LAUNDERING

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

VIEWING

For further information please contact sole agents:

Michael Rogers LLP
020 8332 7788

Niall Christian
niall.christian@michaelrogers.co.uk
Harry Deacon-Jackson

harry.dj@michaelrogers.co.uk

April 2022

Size 140 Sq. M (1506 Sq Ft) approx.

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.