



## SITUATION

Occupying a prominent main road position at the junction with Fordbridge Road, in this busy town centre close to such multiples as **Lloyds Pharmacy, Card Factory, Boots, Costa, Londis, Co-op Supermarket** and the town's main multi-storey car park.

Ashford lies on the main B378, enjoying easy access to the A30, the A308 and the M3 at Sunbury, some 5 miles south of Heathrow Airport and 17 miles southwest of Central London.

## PROPERTY

Forming part of a modern commercial/residential building comprising a **Self-Contained Office Suite** at first floor level accessed via a shared front entrance.

## ACCOMMODATION<sup>1</sup>

### First Floor Offices

2 Offices, Kitchen, 3 WC's  
GIA Approx. 1,475 sq ft

<sup>1</sup>Not inspected by Barnett Ross. Area supplied by Vendor.

### VAT is applicable to this Lot

## TENURE

Leasehold for a term of 200 years from 25th March 2005 at a peppercorn ground rent.

### Offered with Vacant Possession

## PLANNING

Refer to the Auctioneers for plans that the Vendor has had drawn up for the conversion of the offices into 2 Self-Contained 2 Bedroom Flats, which will be subject to Planning and Landlord's consent.

# Vacant 1,475 sq ft Office

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

## Vendor's Solicitors

Bennett Oakley  
Tel: 01444 235 232 Ref: Amy Fraser  
Email: af@bennettoakley.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**