



SITUATION

Located close to the junction with Fordbridge Road in the town centre, nearby branches of **Costa Coffee, Londis, Card Factory, Boots, Co-op, Energie Fitness** and a host of independent retailers. Ashford is a popular suburb which lies some 14 miles south-west of central London and enjoys excellent road access being within 2 miles of both the M3 (Junction 1) and the M25 (Junction 13), as well as being only 1 mile from Heathrow Airport.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate front and rear access to **6 Self-Contained Flats** on ground, first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 21'2" Internal Width 16'7" widening at rear to Shop & Built Depth 21'2" WC 39'5"	N. A. Homans & A Homans (Photography Studio and part sub-let to a Tanning & Beauty Clinic)	10 years from 13th November 2018	£21,000	FRI £10,500 Rent Deposit held.
6 Flats (Part Ground, First & Second Floors)	Not inspected.	Spelthorne Borough Council	Each 199 years from 2024	Peppercorn	Each FRI
				Total: £21,000	

£21,000 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

Vendor's Solicitors

TWM Solicitors LLP
Tel: 01483 752 700 Ref: Sophie Lord
Email: sophie.lord@twmsolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'



The Property



Interior view



View down Church Road

The Property