



**Rent** £16,500 Per annum

**Size** 470 Square feet

**Ref** #3368

## Address

**Address:** 341 Staines Road West

**Postcode:** TW15 1RP

**Town:** Ashford

**Area:** Surrey

## Location

The property is situated in a prominent position fronting Staines Road West (A308) and on a service road with parking. The area is densely populated and adjacent occupiers include Tesco Extra, William Hill, Jolly Baker and Dominoes Pizza along with smaller independent retailers. Nearby train stations include Upper Halliford, Sunbury and Ashford stations — all within roughly 1–2.5 km (0.8–1.5 miles), offering rail links toward London and regional destinations.

## Description

New lease available- Guide commencing rent £16,500 p.a.

Available for the first time in many years, the shop has been previously used as a hair salon, but would suit a variety of other uses also under the E use class. However, hot food uses will not be permitted.

The shop benefits from plenty of natural light and provides a gross internal area of approximately 470 sq ft, including W.C. and tea/coffee point. General updating/refurbishment is required. The rear garden is not included and is demised with the flat.

The virtual freehold (999 year lease) is also available at a guide price of £175,000.

We understand VAT will not currently be charged.

EPC band C.

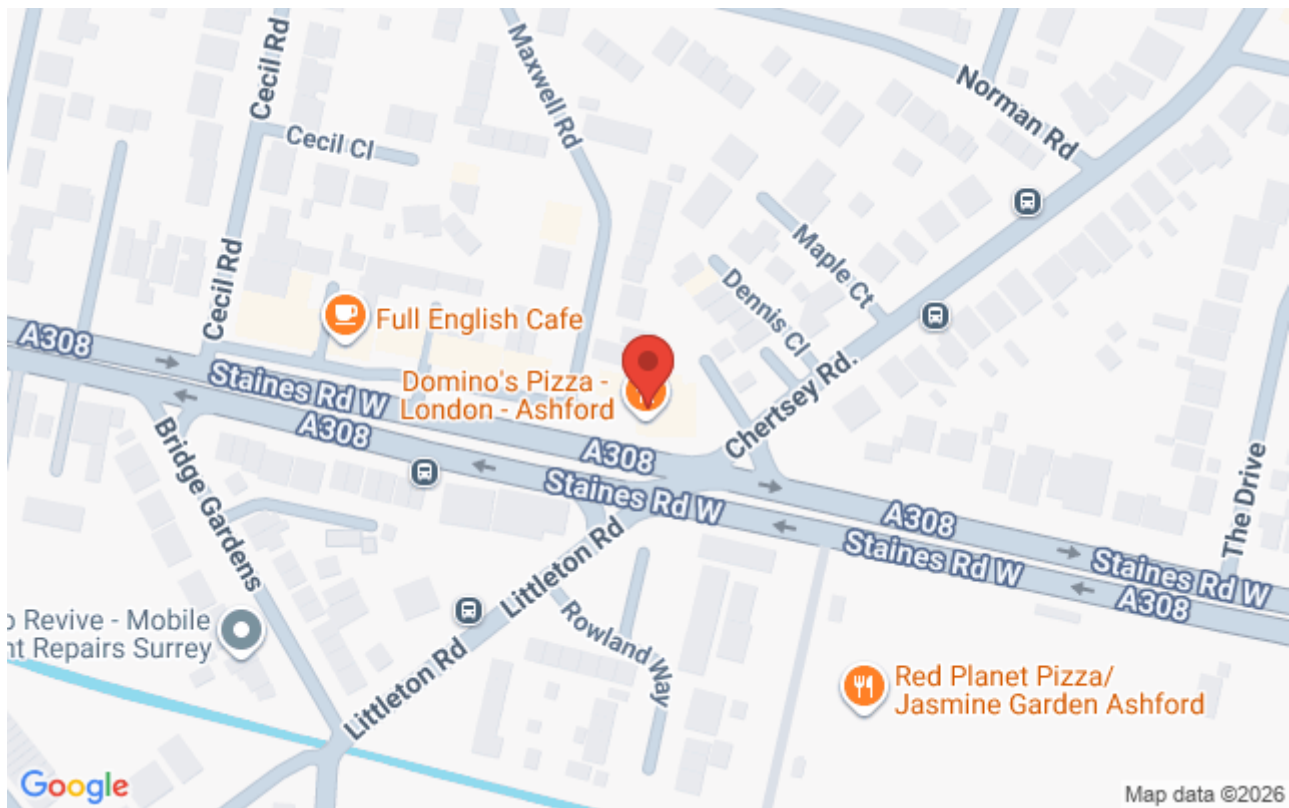
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£16,500 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a R.V. of £11,750 from 1st April 2026, payable at the prevailing rate.
<b>Lease details:</b>	New FRI lease for a term to be agreed.

## Features

- ✓ Available immediately
- ✓ Densely populated area
- ✓ Early viewing recommended
- ✓ For sale or to let
- ✓ Parking close by
- ✓ Plenty of natural light
- ✓ Visually prominent

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



