Commercial (EPC Rating:)

FELTHAM ROAD, ASHFORD, TW15 1DH

Asking Price

£1,450,000

WARREN ANTHONY

0 Bedroom Commercial located in Ashford

Warren Anthony Commercial are delighted to bring to the market this mixed use commercial and residential investment with future development potential including to the front a separate detached 2 storey house occupying a prominent main road position on Feltham Road within walking distance to its many shops, restaurants, coffee shops and bars as well as Ashford Mainline Rail Station nearby.

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The commercial area to the rear now fully vacant (42 Feltham Road) comprises space until recently used as a single storey MOT station with car and van repairs plus yard, hard surfaced and fenced consisting of an open yard storage 7104 square ft approx. with workshop 1378 square ft approx. separate freestanding two storey office newly refurbished with ground floor office 348 square ft approx. and first floor office 348 square ft approx.

Total site area is around 0.27 of an acre approx.

The detached 2 storey house having been converted to comprise 2 x 2 bedroom flats with at present each rented on an annual Assured Shorthold Tenancy renewable (currently due to end in December 2026) both producing £1100 per calendar month, whereas the commercial part was until recently rented on the basis of a full repairing and insuring 10 years lease from July 2021 with mutual break clause exercisable in July 2026 (subject to either party serving a break notice on the other by way of six months written notice) with said notice having now been exercised and therefore, offered (with the exclusion of the house) with full vacant possession .

We have included details of documents you will find on the Spelthorne borough council website which refers to a comprehensive development of the site and the adjoining sites. (28-44 Feltham road)
http://www.spelthorne.gov.uk/CHttpHandler.ashx?id=1438&p=0
http://www.cartogold.co.uk/spelthorne/text/dpd/dpd_text.html

Available freehold subject to and with the benefit of the current income from the house only at an asking price of £1,450,000 (One Million, Four Hundred and Fifty Thousand Pounds) subject to contract.

Alternatively, available by way of a new full repairing and insuring lease for a term to be agreed subject to both upward only rent reviews and/or break clause if confirmed at a rent of £70,000 per annum exclusive of all outgoings.

No VAT.

Rates both commercial and residential including rateable values on each to be confirmed.

EPC (Energy Performance Certificate)
42 Feltham Road available up to and including 06 March 2026
42a Feltham Road available up to and including 07 March 2026
42b Feltham Road available up to and including 07 March 2026
With copies available either online and/or upon application

A non-refundable deposit in the sum of £1,000.00 to be taken by Warren Anthony Estate Agents on agreeing terms and this to allow the property then to be removed from the market and the agent on behalf of the seller and/or landlord to carry out its due diligence if necessary to include receipt of references and/or accounts etc.

Legal costs with each party to be responsible for the payment of their own legal costs incurred in this transaction.

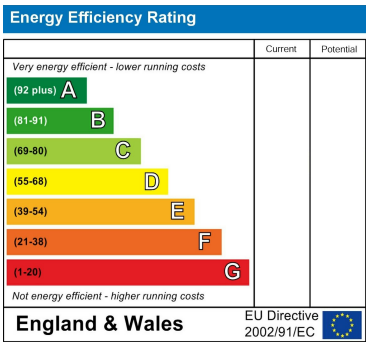
All viewings strictly by prior appointment only and not to approach anyone currently on site without prior permission through Sole Agent Warren Anthony 01923 220012 option 3.

RECEPTION
AUTOS
THORPE TYRES
• MOT's
• MECHANICAL REPAIRS
• SERVICING
• BATTERIES
• EXHAUSTS
• PUNCTURES
CA65 TOJ

AA07 DOR

Council Tax Band

Energy Performance Graph



Call us on

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sales@warrenanthony.co.uk

https://www.warrenanthony.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the