

RAPLEYS

rapleys.com
0370 777 6292

TO LET Car Showroom

404 Staines Road West, Ashford
Sunbury, Middlesex TW15 1RZ

CONTACT **Daniel Cook**
07795 660259 | daniel.cook@rapleys.com
Oliver Exton
07900 890559 | oliver.exton@rapleys.com



High passing traffic flow

Fitted to a high standard

Front forecourt and rear parking
area for approximately 30 cars

Nearby occupiers include **BP**,
Kwik Fit and **Tesco**

270.40 sq m (2,911 sq ft)

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Location

The property sits on the southern side of the A308 Staines Road West at the rear of an **Esso** filling station. It is approximately 1 mile west of both the intersection with the M3 at Junction 1, and the centre of Sunbury on Thames.

The A308 leads west to the intersection of the A30 at Staines-upon-Thames, approximately 2 miles to the west.

The surrounding area broadly comprises suburban housing but with a number of commercial uses fronting this stretch of Staines Road West with occupiers including **Esso**, **Kwik Fit**, **Tesco Express** and **BP/M&S**.

Description

The property comprises a steel framed double height showroom unit fitted to a good standard with a polished tiled floor, showroom glazing, spot lighting and with heating by air conditioning units.

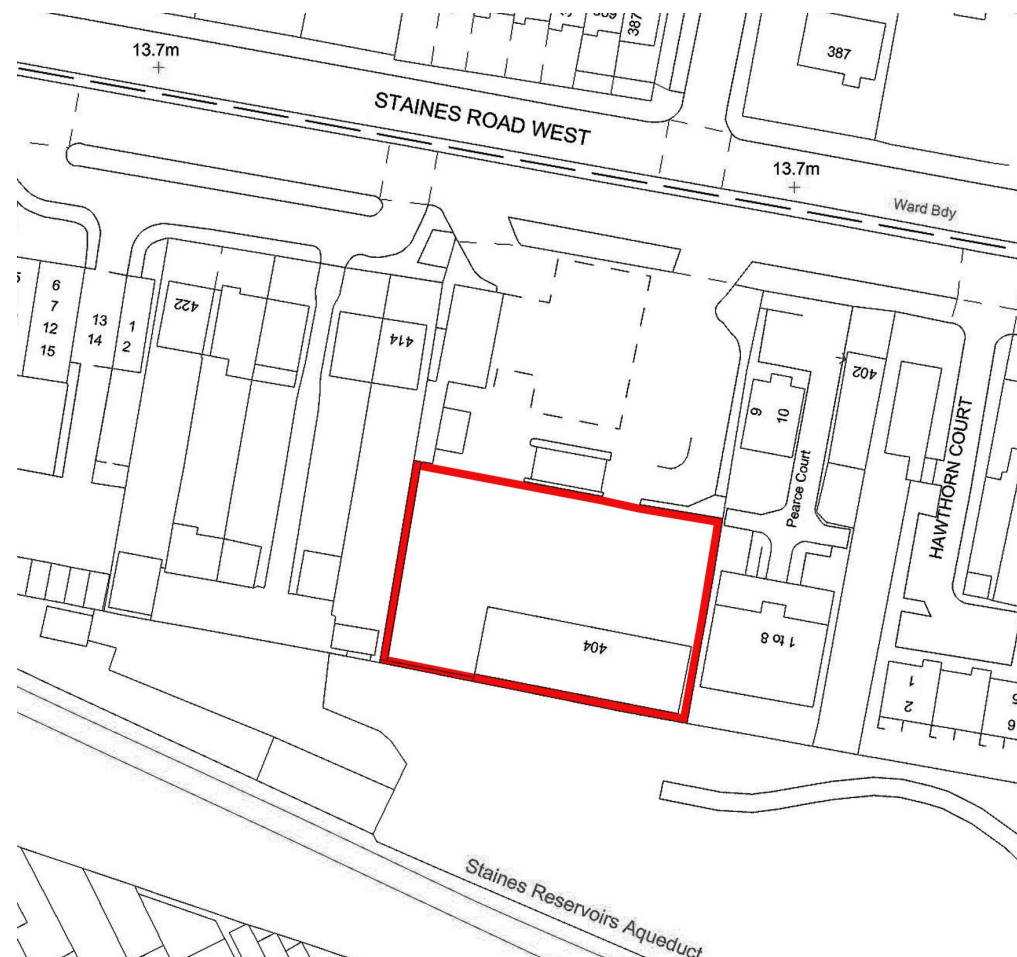
There are a number of partitioned offices to the western side together with a kitchen and WC facilities.

A spiral staircase leads to a storage area which has been formed above the ground floor office / ancillary areas.

Externally, the property benefits from a substantial yard area with space for over 30 vehicles. The site benefits from full rights of access over the petrol filling station forecourt.

Tenure

Leasehold.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	209.00	2,250
Office / ancillary	26.70	287
First floor	34.70	374
Total	270.40	2,911

	Hectare	Acre
Total Site area	0.12	0.30

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Terms

The property is available by way of assignment or subletting of the existing lease which expires in July 2027 at a current rent of £58,000 per annum. There is a tenant break clause in August 2022.

A longer term may be available by way of separate negotiation with the landlord.

Rating

We are advised that the Rateable Value for the property is £40,500 and the UBR for 2019/20 is 49.1p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: TBC.



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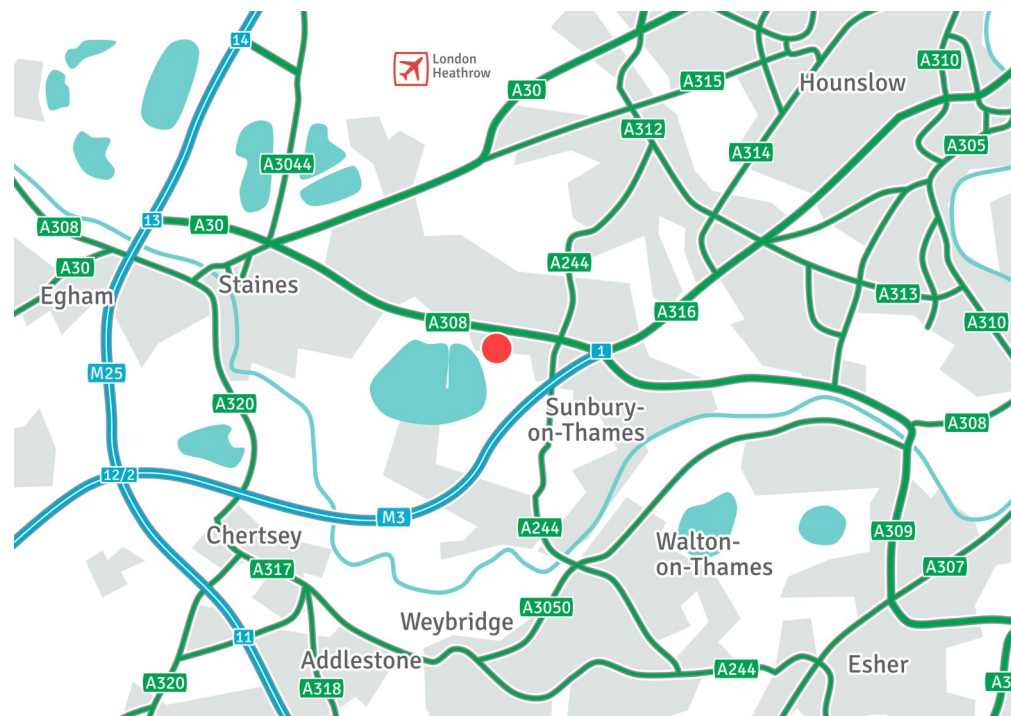
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VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

All viewings to be arranged via the sole agents.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchbrook Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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