



2 New Parade

Church Road, Ashford, TW15 2UF

Class E premises To Let

1,001 sq ft

(93 sq m)

- Located within the main thoroughfare of Ashford
- Within walking distance to Ashford station
- On-street parking located opposite
- Rear loading and access
- Feasible for a variety of commercial uses

Summary

Available Size	1,001 sq ft
Rent	£29,000 per annum
Rates Payable	£11,102.75 per annum
Rateable Value	£22,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Description

2 New Parade, Church Road, Ashford is a prominent Class E commercial property situated on the main thoroughfare of Ashford (Surrey). The accommodation provides a flexible, predominantly open-plan layout, well suited to a variety of commercial occupiers. Benefiting from strong visibility, convenient access, and proximity to local amenities, the property represents an excellent opportunity for businesses seeking a well-located and adaptable trading environment.

Location

Ashford is an established and well-connected Surrey town, benefiting from excellent road communications via the A30, M3 (Junction 1), and M25 (Junction 13). Ashford railway station provides regular services to London Waterloo, with a journey time of approximately 35 minutes. Church Road forms the town’s principal commercial thoroughfare, supporting a strong mix of local and national occupiers, with nearby amenities including retail, food and beverage, and public parking.

Accommodation

The accommodation comprises the following areas:

Room	sq ft	sq m	Availability
Ground	1,001	93	Available
Total	1,001	93	

Viewings

Strictly via appointment with the sole agents Curchod & Co.

Terms

Available by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

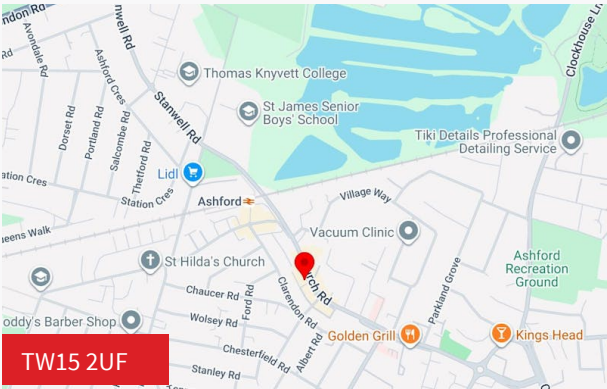
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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