

PROMINENT CLASS E
FREEHOLD FOR SALE

ASHFORD

5 WOODTHORPE ROAD



Description

Ashford is a suburban town in north-west Surrey, within the borough of Spelthorne, located 15 miles from central London. It has a predominantly residential character, with a quiet, commuter-oriented feel, and sits close to larger nearby centres such as Staines-upon-Thames and Kingston upon Thames, which provide wider retail and leisure amenities. Its proximity to London and major employment hubs has shaped its development, particularly during the 20th century as rail and road connections improved.

The main retail focus is the High Street area, particularly along Church Road and surrounding streets, where there is a mix of independent shops, small chains, convenience stores, cafés, and service-based businesses. The subject property is located prominently, a short distance from the Station.

Accommodation

The former NatWest premises are arranged as a ground floor banking hall with first and second floors providing the following approximate areas:

Ground Floor Sales	710 sq. ft.	(65.96 sq. m)
Ground Floor Ancillary	294 sq. ft.	(27.31 sq. m)
First Floor Ancillary	631 sq. ft.	(58.62 sq. m)
Second Floor Ancillary	547 sq. ft.	(50.82 sq. m)
Total	2,182 sq. ft.	(685 sq. m)

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£325,000**

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£30,000
UBR (26/27)	0.382p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 79. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
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Mike Willoughby **07810 480291**
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In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.



