

Lot 2, 12 & 12a Church Road, Ashford,

London TW15 2UT

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



London Freehold Retail Investment (with Large Vacant Maisonette)

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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### Property Information

#### London Freehold Retail Investment (with Large Vacant Maisonette)

- In the same ownership for nearly 30 years
- Comprises a recently let shop with a large separately accessed & recently vacated maisonette above
- Shop let on a new 10 year lease from December 2025 (subject to options)
- Large 2-bedroom maisonette (980 sq ft) until recently let at £15,600 pa.
- Potential to relet maisonette or split into two separate flats
- Nearby occupiers include Tesco Express, Sainsbury's Local (opposite), Greggs, KFC and Costa Coffee
- VAT-free Investment

#### Lot

2

#### Auction

26th March 2026

#### Rent

£19,000 per Annum Exclusive  
(plus large maisonette to let)

#### Sector

Retail, Vacant Residential

#### Status

Available

#### Auction Venue

Live Streamed Auction

#### Location

**Miles** 19 miles west of Central London, 3 miles east of Slough  
**Roads** M3, M25, A30, A308  
**Rail** Ashford Railway Station  
**Air** London Heathrow (3 miles)

#### Situation

The property is prominently situated on the north side of Church Road, the primary retailing thoroughfare in Ashford. Nearby occupiers include Tesco Express, Sainsbury's Local (opposite), Greggs, KFC and Costa Coffee.

#### Tenure

Freehold.

#### Description

The property comprises a shop arranged on the ground floor and a separately accessed 2-bed maisonette on the first & second floors.

#### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	46.70	(502)	GOLDEN TANLINES LIMITED (1) with a Personal Guarantee	10 years from 11/12/2025 (2)	£19,000	11/12/2030
First/Second	2 bed maisonette	91.00	(980)	VACANT	-	-	-
<b>Total Approximate Floor Area</b>		<b>137.70</b>	<b>(1,482)</b>			<b>£19,000 plus vacant maisonette</b>	

N.B. The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/260261154>) & EPC.

(1) The seller holds a rent deposit equivalent to 4 months rent.

(2) The lease is subject to tenant only options to determine in December 2028 and December 2031 - please see lease.

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## Contacts

### Acuitus

#### David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

#### Archie Martine

+44 (0)20 7034 4858

+44 (0)7377 803 408

[archie.martine@acuitus.co.uk](mailto:archie.martine@acuitus.co.uk)

### Seller's Solicitors

#### BBS Law

Ground Floor, 80 Coleman Street

London

EC2R 5BJ

#### Safiyah Bhaiyat

0204 505 8081

[sbhaiyat@bbslaw.co.uk](mailto:sbhaiyat@bbslaw.co.uk)

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