



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	£28,000 per annum
Rates Payable	£9,567.50 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.

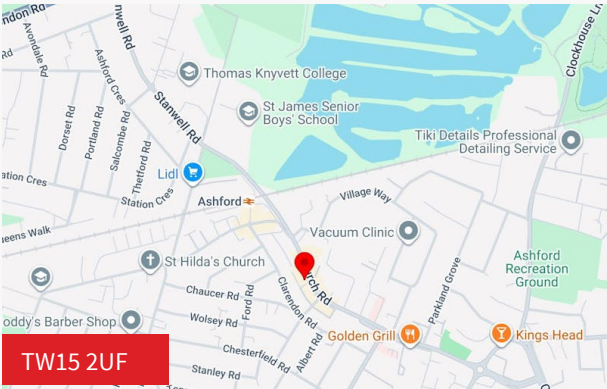
Anti Money Laundering

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) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 30/06/2026

