

*Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015*

**FREEHOLD RESTAURANT (50/60 COVERS APPROX)  
WITH  
RESIDENTIAL ACCOMMODATION**

**POSSIBLE RESIDENTIAL DEVELOPMENT OPPORTUNITY**

*Area 1,302 sq ft (121 sq m) approx.*

**FOR SALE**



**99 ASHFORD ROAD**

**LALEHAM • STAINES • TW18 1RX**

**LOCATION:**

The premises are located on Ashford Road (B377) between the villages of Laleham and Fordbridge. Staines town centre is approximately three miles distant to the northwest.

**DESCRIPTION:**

The premises are set back from the B377 enjoying prominent main road frontage together with ample car parking to the front and rear.

The subject premises comprise a single storey restaurant with an attached two storey cottage, currently used as office accommodation at ground floor and staff accommodation over. Internally, the property comprises a good-sized restaurant with provision for 50 cover, bar area and a fully equipped commercial kitchen together with stores, cloak room and WC facilities for visitors and staff.

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

**T: 01483 538131 F: 01483 557549**

**w: [www.gascoignes.com](http://www.gascoignes.com) e: [enquiries@gascoignes.com](mailto:enquiries@gascoignes.com)**

# 99 ASHFORD ROAD

LALEHAM • STAINES • TW18 1RX

**ACCOMMODATION:** (all areas net and approx)

Restaurant:	65 sq m	(700 sq ft)
Kitchen:	29 sq m	(321 sq ft)
Internal storage:	5 sq m	(58 sq ft)
Staff room:	6 sq m	(65 sq ft)
Cloak room:	4 sq m	(43 sq ft)

**Attached cottage**

Ground floor (currently used as office) Plus kitchen and WC	12.10 sq m	( 130 sq ft)
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**First floor**

Bed 1	13.53 sq m	( 145 sq ft)
Bed 2	12.5 sq m	( 134 sq ft)
Bed 3	8.76 sq m	( 84 sq ft)
Bed 4	6.12 sq m	( 66 sq ft)

**Outside**

External storage:	12 sq m	(129 sq ft)
Front and rear public car park		

<b>Total</b>	<b>121 sq m</b>	<b>(1,302 sq ft)</b>
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**PRICE:** £795,000.00 for the Freehold interest.

**VAT:** The premises are elected for VAT and this will apply to the sale.

**LEGAL COSTS:** Each party to bear their own legal and professional costs.

**RATES:**

Description:	Restaurant and Premises
Rateable Value:	£17,253.00
Rates Payable:	£8,453.97 (approx.) for the year 2015/16

**VIEWING:** **Staff Unaware** - all viewings strictly by prior appointment through the **Sole Agents:**



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**NOTE:**

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# Energy Performance Certificate

Non-Domestic Building



99, Ashford Road  
STAINES  
TW18 1RX

Certificate Reference Number:  
0260-0632-5599-1700-8092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 78

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 163  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 152.17

## Benchmarks

Buildings similar to this one could have ratings as follows:

32

If newly built

85

If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

# Energy Performance Certificate

Non-Domestic Building



99, Ashford Road  
STAINES  
TW18 1RX

Certificate Reference Number:  
9651-3074-0529-0600-4821

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 73

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 153  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 81.78

## Benchmarks

Buildings similar to this one could have ratings as follows:

36

If newly built

97

If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.