

TELEPHONE

020 8995 5678**REDUCED PRICE****RARELY AVAILABLE – RESTAURANT + UPPER PARTS****A3-Use Premises – 940 sq. ft.** (87.33m² – GIA)**plus** 2 X 1 Bed Flats + Planning permission for 2nd floor 1 Bed Flat**9A DEVONSHIRE ROAD**
Chiswick, W4 2EU**FREEHOLD – FOR SALE****LOCATION:**

Situated on the WEST side of popular Devonshire Road, some 40 yards south from the junction with Chiswick High Road (A315); adjacent to Frivoli gallery and Damsel ladies wear. Other surrounding traders include KFH Estate Agents, Lea & Sandeman wine merchants, The Parlour, Wild Swan ladies wear, La Trompette restaurant and Chiswick Pets. Benefiting from a high volume of both pedestrian and vehicular traffic flows; Devonshire Road is a known 'commuter run' from the Glebe Estate to Chiswick High Road and Turnham Green TfL (District line) station. Convenient for all the excellent shopping and transport facilities of Chiswick. "Pay & Display" parking along Devonshire Road (half an hour free parking also available on Devonshire Road) and 'free' parking 12.30 to 16.30 Monday to Friday (until 12.30 Saturday) in the Residents' CC Zone on the Glebe Estate.

ACCOMMODATION:

Approximate gross internal floor areas (GIA) are as follows:

RESTAURANT: (A3-Use) 940 sq. ft. (87.33m²)**Plus: 3 W.C./Washrooms**

Net Frontage	- 13'9 (4.19m)
Gross Frontage	- 16'9 (5.11m)
Built Depth	- 63'0 (19.21m)

RESIDENTIAL: (P.P. for second floor flat)

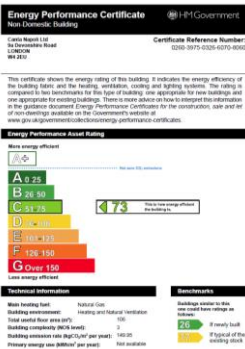
Flat 1 (first floor)	= 400 sq. ft. (37.16 m ²)
Flat 2 (first floor)	= 300 sq. ft. (27.87 m ²)

11 DEVONSHIRE MEWS, CHISWICK, LONDON W4 2HA **T: 020 8995 5678**info@mjfinncommercial.co.uk
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The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

FEATURES:

Established **A3-USE Restaurant** (VACANT POSSESSION) **plus Residential Upper Parts** (VP) • **VERY BUSY & POPULAR LOCATION** • **RESTAURANT:** AIR CONDITIONED (not tested), GAS SUPPLY, BI-FOLDING DOORS • **CONVENIENT PARKING** • **PLANNING APPROVAL** (00354/9A/P8 – 17th January 2017) FOR A SELF-CONTAINED FLAT WITH 2 ROOMS, KITCHEN AND BATHROOM WITH TERRACE (550 sq. ft. – 51 m²) • **FREEHOLD - FOR SALE – (Full vacant possession)** • Sole agents: **MJFinn Commercial**



TERMS

FOR SALE: **FREEHOLD** with full vacant possession.

PRICE: **REDUCED** Offers in the region of **£1,750,000**, subject to contract only.
We are advised that VAT will be applicable.

LEGAL COSTS: Each party to be responsible for its own costs.
However, the purchaser has to pay the vendor's solicitor £5,000, prior to the draft contract being issued, such sum will either be, a) forfeited in the event the purchaser withdraws, for whatever reason, or b) deducted from the purchase price upon completion.

RATES: Please contact the London Borough of Hounslow on 020 8583 5708.
We are advised that the Rateable Value for the restaurant is £29,500.

POSSESSION: Immediately upon completion of legal formalities.

VIEWING: Strictly by appointment through the Vendor's sole agent:

MJFINN COMMERCIAL

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Web site: www.mjfinncommercial.co.uk

www.zoopla.co.uk

N.B. Rent, etc. quoted exclusive of V.A.T.

Subject to Contract

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