

TELEPHONE

020 8995 5678

VERY WELL PRESENTED – CORNER POSITION – Central Chiswick

A2 Use SHOP – 850 sq. ft. [78.97m²]

plus **GARAGE – 275 sq. ft.** [25.55m²]

277 – 279 CHISWICK HIGH ROAD
London W4 4PU

LEASE – FOR SALE



LOCATION:

Situated in this prominent section of Chiswick High Road (A315), on the south side at the corner with Prospect Place (leading to Chiswick Post Office and Workspace Barley Mow Centre), opposite Paperchase, Santander, Boots, Robert Dyas, Greggs, etc. and flanked by Barnard Marcus and Menana Spa, with Flinthams Mackenzie Accountants occupying the first floor. Many other multiples are represented close by including Waitrose, Holland & Barrett, Vodafone, Greggs, WHSmith and Starbucks. Chiswick Park and Turnham Green TfL stations are approximately ¼ mile equidistant to the North West and North East. The area is served well by many 'bus routes. Convenient for 'pay & display' parking.

ACCOMMODATION: This Shop (**A2 Use**) provides the following approximate net floor areas:

Retail	550 sq. ft.	(51.10m ²)
Offices, etc.	<u>300</u> sq. ft.	(<u>27.87</u> m ²)
TOTAL	850 sq. ft.	(78.97m ²)

Plus: 2 x W.C.s/Washrooms

Garage	275 sq. ft.	(25.55m ²)
---------------	--------------------	------------------------

Accessed from Prospect Place plus door into office

Gross Frontage	-	30'9	(9.38m)
Net Frontage	-	28'6	(8.69m)
Return Frontage	-	5'6	(1.68m)

(Floor areas etc. are for guidance only)

www.zoopla.co.uk www.shopproperty.co.uk www.movehut.co.uk

11 DEVONSHIRE MEWS, CHISWICK, LONDON W4 2HA **T: 020 8995 5678**

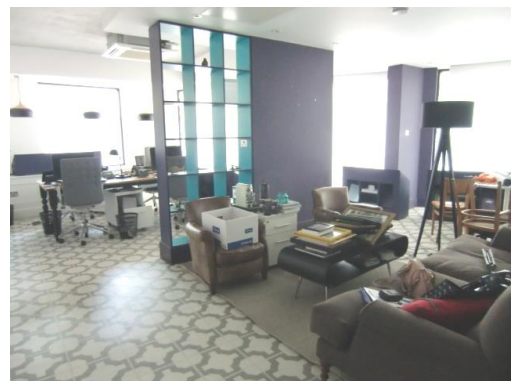
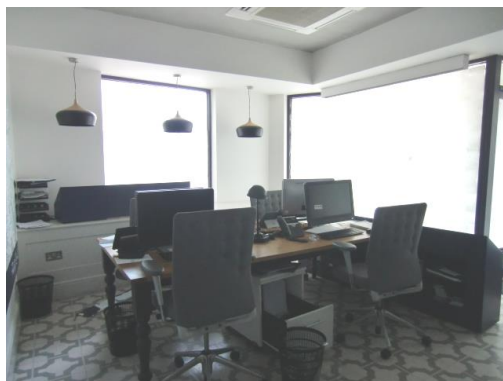
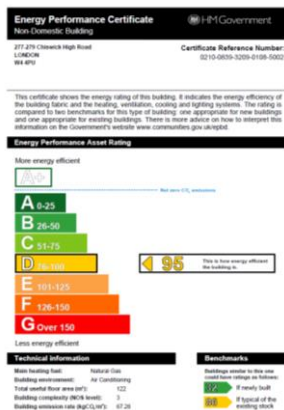
info@mjfinncommercial.co.uk
www.mjfinncommercial.co.uk

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:

VERY WELL PRESENTED **A2 USE** SHOP, mainly open plan, with offices, kitchenette, storage, 2 x W.C.s/washrooms and the benefit of a **PRIVATE GARAGE** • **CORNER POSITION** with fantastic window frontage • GOOD NATURAL LIGHT • Very good internal condition, fitted with LED lighting and comfort cooling (not tested) • VERY BUSY & POPULAR LOCATION • **LEASE – FOR SALE** • Sole agent



TERMS

LEASE:

The remainder of a full repairing and insuring lease, by way of service charge, expiring June 2024, subject to a break clause on 24 June 2019 (no less than 6 months notice). Subject to a rent review in June 2019.

We believe the lease is held inside of the security provisions of the Landlord and Tenant 1954 Act, Part II as amended.

RENT:

£54,500 per annum exclusive. V.A.T is applicable.

PREMIUM:

£25,000 for the benefit of this favourable lease and the Assignor's substantial improvements.

LEGAL COSTS:

The incoming tenant to contribute £1,500 + V.A.T. towards the Assignor's legal costs in this transaction.

RATES:

Please contact the London Borough of Hounslow on 020 8583 5708. We are advised that the Rateable Value for the shop is £56,500.

POSSESSION:

Immediately upon completion of legal formalities.

VIEWING:

Strictly by appointment through the Assignor's sole agent:

MJFINN COMMERCIAL

020 8995 5678

info@mjfinncommercial.co.uk

www.mjfinncommercial.co.uk

www.zoopla.co.uk

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

Subject to Contract

06/2018