

TELEPHONE

**020 8995 5678**

● **CONFIDENTIALLY AVAILABLE** ●

**Very Well Presented Coffee Shop/Creperie – Ready To Go**

**PRIME A1 USE SHOP – 775 sq. ft. [72m<sup>2</sup>]**

**382 CHISWICK HIGH ROAD  
London W4 5TF**

**CONFIDENTIALLY  
AVAILABLE**

**Please respect  
Staff unaware**

**LEASE – FOR SALE**

**LOCATION:**

Situated on the 'PRIME' NORTH SIDE of Chiswick High Road (A315) opposite Turnham Green, close to several bus stops and Essex Place market leading to Sainsbury's Food Store. Adjacent to Ryman stationary and Rush Hair. Other multiple retailers represented close by include Caffé Nero, Flying Tiger, Starbucks, Greggs, WHSmith and Halifax. Many 'bus routes pass the property. Chiswick Park (District line) TfL station is within 300 metres. Convenient for 'pay & display/Ringo' parking.

**ACCOMMODATION:**

This **SHOP (A1 Use)** is arranged over the ground floor and provides the approximate net internal floor area:

**Shop: 775 sq. ft. (72m<sup>2</sup>)**

► Net Frontage - 12'6 ( 3.81m)  
► Shop Overall Depth - 43'0 (16.46m)

**Plus** DDA W.C./Washroom/Baby change

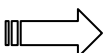
(the above measurements are approximate and for guidance only)

[www.zoopla.co.uk](http://www.zoopla.co.uk) [www.shopproperty.co.uk](http://www.shopproperty.co.uk) [www.movehut.co.uk](http://www.movehut.co.uk)

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

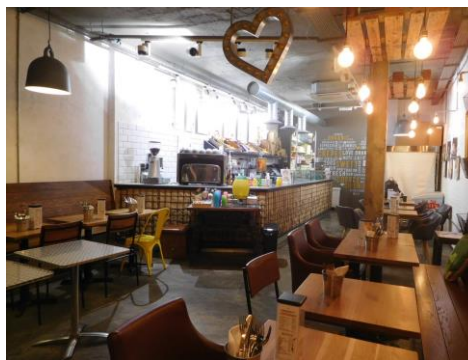
info@mjfinncommercial.co.uk  
[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

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## FEATURES:

**CONFIDENTIALLY AVAILABLE** • A1-USE COFFEE SHOP/CREPERIE IN A PROMINENT POSITION ON THE PRIME NORTH SIDE OF CHISWICK HIGH ROAD • Very well presented – refurbished to a high standard • 3-Phase electricity • Trunked extraction system • Air-conditioned (not tested) • CCTV • Awning • Outside seating – *licence required from council* • Many national traders close by including Sainsbury's Food Store • Opposite Turnham Green • Close to Chiswick Park TfL station • **FAVOURABLE LEASE FOR SALE**



## TERMS

- LEASE:** The remainder of a full repairing & insuring lease, for a term of 10 years from 3<sup>rd</sup> July 2014, subject to upward only rent reviews at the 5<sup>th</sup> year.
- PASSING RENT:** **£60,000** per annum exclusive. VAT is applicable.  
**Deposit:** The existing 6 months rental deposit to be replaced by the ingoing Assignee.
- PREMIUM:**
1. Company / Business for Sale **£160,000**, *stock at Valuation or*
  2. Lease with fixtures and fittings **£50,000** – *full list available upon request, or*
  3. Lease only **£15,000**
- VAT may be applicable on the premium*
- RATES:** Please contact the London Borough of Hounslow on 020 8583 5708.  
We are advised that the Rateable Value for the shop is £52,500.
- LEGAL COSTS:** The Assignee to contribute £1,500 + V.A.T. towards the Assignor's legal costs in this transaction.
- EPC:** Band D (81).
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** By prior appointment through the Assignor's sole agent:

**MJFINN COMMERCIAL**

Tel: 020 8995 5678

Email: [info@mjfinncommercial.co.uk](mailto:info@mjfinncommercial.co.uk)

Website: [www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

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

Subject to Contract  
03/2019

