

TELEPHONE

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“FREEHOLD - Investment”

SHOP – A1 USE - LET to THE CHISWICK SALON *

FLAT 14a - FIRST & SECOND FLOORS - SOLD ON LONG LEASE

14 & 14A FAUCONBERG ROAD
Chiswick
LONDON W4 3JY

FREEHOLD – For Sale

- *Subject to 2 subsisting leases*



THE CHISWICK SALON'S BUSINESS – Not Affected

LOCATION:

Situated within this vibrant parade of shops, restaurants, etc. in the heart of Grove Park, Chiswick. Fauconberg Road runs west off Sutton Court Road, the parade is on the north side extending between the cul-de-sac formed by Hazledene Road. The immediate area comprises mainly terraces of 2/3 storey late Victorian/early Edwardian houses interspersed with more recent blocks of flats and, close by, the much sought after Sutton Court mansion blocks of flats. Grove Park Primary School, The Falcons School for Boys Pre Prep and The Elmwood Montessori School are very close by. Bus routes serve the area along Sutton Court Road. Chiswick mainline (South Western Railway into Waterloo) and Gunnersbury TfL (District line and Overground) stations are within ½ mile. There are parking restrictions in the area between 10am – noon Mon to Fri, with 30 minute free parking in the designated bays.

ACCOMMODATION:

Shop (ground floor)	–	390 sq. ft.	(36.23m ²)
Basement	–	280 sq. ft.	(26.00m ²)
TOTAL		670 sq. ft.	(62.23m ²)

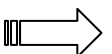
(Flat 14a: 1st & 2nd floors – 3 rooms, kitchen and bathroom plus garden)

www.zoopla.co.uk www.shopproperty.co.uk www.movehut.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: RARELY AVAILABLE IN THIS BUSY & POPULAR PARADE • AFFLUENT AREA • SHOP LEASE (trading as The Chiswick Salon - Hairdressers - Business Not Affected) – 10 years from 29/09/16 + self-contained flat sold on long lease • **Freehold Investment – For Sale** • Sole agent: **MJFinn Commercial**



TERMS

FOR SALE: Freehold For Sale subject to subsisting leases.

INCOME: **SHOP:** * Full repairing & insuring lease, held in personal names, for a term of 10 years from 29 September 2016 subject to a rent review at the 5th year (2021), and a tenant only break on 29 September 2022 subject to at least 6 months prior notice. **Passing rent: £16,500 p.a.x.**

FLAT 14a: 125 year lease from 29 September 1997. Ground Rent £100 rising.

PRICE: Offers invited in the region of **£330,000** subject to contract only – VAT is not applicable.

LEGAL COSTS: Each party to be responsible for its own legal costs in this transaction.

The purchaser is requested to pay the Vendor's solicitor £5,000 prior to the draft contract being sent out, which will either be deducted from the purchase price upon completion or forfeited in the event of the purchaser withdrawing, for whatever reason.

EPC: An EPC has been commissioned.

VIEWING: Shop & Basement only, strictly by prior appointment through the sole agent:

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

Subject to Contract 09/2018