

TELEPHONE

**020 8995 5678**

**Newly refurbished – Ready To Move In**

**A2-Use Premises 265 sq. ft. (24.62m<sup>2</sup>)**

**plus** **Basement – 310 sq. ft. (28.80m<sup>2</sup>)**

**183 ACTON LANE  
Chiswick  
London W4 5DA**

**TO LET – New Lease**



**LOCATION:**

Situated along one of several local parades of shops which run along Acton Lane (B490) from the junction with Berrymede Road to Saville Road. Immediately adjacent to Sparrow Cafe, and opposite Halina's Tailoring and close to The Stag PH, Jazz's Barbers, Gill's Food and Wine and Pretty Wo-Man Hair & Beauty. Acton Lane is the busy main through route between Chiswick and Acton town centres. Chiswick Park (District line), Turnham Green (District line) and Acton Town (Piccadilly and District lines) TfL stations are all within 1 mile and South Acton London (London Overground) mainline station is within ½ mile. Pay & Display/Pay by Phone parking immediately outside, and 1hr 'free' bays nearby.

**ACCOMMODATION:**

The accommodation comprises a newly developed ground floor and basement with A2 Use. The approximate net floor area:

<b>Ground Floor</b>	-	<b>265 sq. ft.</b> (24.62m <sup>2</sup> )
<b>Basement</b> (CH 7'2)	-	<b>310 sq. ft.</b> (28.80m <sup>2</sup> )
<b>TOTAL</b>	-	<b>575 sq. ft.</b> (53.41m <sup>2</sup> )

**Plus:** Kitchenette/store room **45 sq. ft.** (4.18m<sup>2</sup>)  
W.C./Washroom

(All dimensions area 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)

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**FEATURES:** **A2-USE** GROUND & BASEMENT (CH 7'2 (2.18m) • NEWLY REFURBISHED  
• Ready to move into • Convenient location • **To Let – New Lease** • Sole agent: **MJFinn Commercial**



Ground floor



Basement floor

## **TERMS**

- LEASE:** New Full Repairing and Insuring lease, term by mutual arrangement (minimum 4 years), subject to periodic rent reviews.
- RENT:** £14,500 per annum exclusive. V.A.T. may be applicable.
- LEGAL COSTS:** The Lessee to contribute £1,500 plus V.A.T. towards the Lessor's legal costs in this transaction.
- POSSESSION:** Immediately upon completion of legal formalities.
- RATES:** Please contact the London Borough of Ealing on 020 8825 7020.
- EPC:** An EPC has been commissioned.
- VIEWING:** Strictly by appointment through the Lessor's sole agent:

**MJFINN COMMERCIAL**

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

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

**Subject to Contract** (08|2k18)