

TELEPHONE

020 8995 5678**“Well presented – Almost Ready To Move In”****A1-Use Shop – 472 sq. ft.** [43.85m²]**200 ACTON LANE**
Chiswick, W4 5DL**NEW LEASE – To Let****LOCATION:**

Situated on the West side of Acton Lane (B490), directly opposite Berrymede Road. The property is surrounded by a densely populated residential area interspersed with many commercial users. Local traders include, Tote Sport, The Stag P.H. and Londis convenience store. Acton Lane is the busy main through route between CHISWICK and ACTON town centres. Both Chiswick Park and Turnham Green TfL stations (District line) are just over ½ mile; South Acton London Overground station (Silverlink Metro) is within ¼ mile. ‘Pay & Display’, restricted ‘free parking’, residents & Business permit parking bays all close by.

ACCOMMODATION: Arranged over the GROUND FLOOR:

Shop	-	360 sq. ft.	[33.45m ²]
Rear office	-	112 sq. ft.	[10.40m ²]

PLUS: Kitchenette and External W.C.
Forecourt/Pavement display
Rear Yard (21'0 [6.40m])

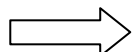
(the above measurements are approximate and for guidance only)

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Telephone: 020 8995 5678

www.mjfinncommercial.co.uk

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FEATURES: WELL PRESENTED WITH GOOD NATURAL LIGHT * A1 - USE SHOP * FORECOURT/PAVEMENT DISPLAY & REAR YARD * DENSELY POPULATED RESIDENTIAL AREA * CONVENIENT FOR ALL THE EXCELLENT AMENITIES OF CHISWICK AND ACTON * TO LET – NEW LEASE – SOLE AGENT.



TERMS

LEASE: A new full repairing & insuring lease, for a minimum term of 3 years, subject to rent reviews.

RENT: **£8,000** per annum exclusive.

RATES: Please contact the London Borough of Ealing on 020 8825 7020. We are advised that the rateable value is £5,200.

EPC: Available on request.

LEGAL COSTS: The ingoing tenant to contribute £1,000 + V.A.T. towards the Landlord's legal costs in the transaction.

POSSESSION: Immediately upon completion of legal formalities.

VIEWING: Strictly by appointment through the Landlord's sole agents:

MJFINN COMMERCIAL

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Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Web Site: www.mjfinncommercial.co.uk

N.B

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

Subject to Contract

(12/2k9)