

TELEPHONE

020 8995 5678**SHOP (A1 Use) – 520 sq. ft. (48.31m²)****7 BEDFORD CORNER**
Chiswick, W4 1LZ**TO LET – New Lease****LOCATION:**

This shop is situated in this busy parade of local shops, including Young Veterinary, Lad's Newsagents, Polish Deli', Wine Shop, etc., at the corner of The Avenue (B491) and South Parade (B409); within the Bedford Park Conservation Area. With frontage onto The Avenue, benefiting from a high volume of pedestrian and vehicular traffic flow; 'bus stop close by. Only 100 yards from Turnham Green TfL underground station. Very convenient for all the excellent amenities of Chiswick. Pay & Display parking close by, and limited period 'free' parking in The Avenue.

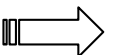
ACCOMMODATION: **Extended ground floor shop with pavement display:****SHOP** (with A1 Use) **520 sq. ft.** [48.31m²]Net frontage - 11'0 (3.35m)
Shop Depth - 44'0 (13.41m)**Plus** W.C./washroom and kitchenette**(the above measurements are approximate and for guidance only)**

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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FEATURES: VERY WELL PRESENTED - NEWLY EXTENDED * BUSY LOCATION
* CONVENIENT FOR PARKING * CLOSE TO TURNHAM GREEN
TERRACE & ITS TfL STATION * ALMOST IMMEDIATE POSSESSION
* TO LET – NEW LEASE * SOLE AGENT.



TERMS

LEASE: A NEW full repairing and insuring lease for a term of 12 years, subject to upward only rent reviews every 4th year.

RENT: £24,000 per annum exclusive.

LEGAL COSTS: Tenant to pay £1,500 plus V.A.T. towards the Landlord's costs.

RATES: Please contact the London Borough of Ealing on 020 8825 7020.

EPC: Available on request.

POSSESSION: Immediately upon completion of the Legal formalities.

VIEWING: Strictly by appointment through Lessor's sole agent:

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Subject to Contract

(04/2k10)