

TELEPHONE

020 8995 5678**RARE OPPORTUNITY FOR LARGE A1 Use - DOUBLE SHOP UNIT****SHOP – 2,675 sq. ft.** (248.52m²)**13 & 14 Boston Parade****Boston Road****London, W7 2DG****TO LET – New Lease/s****LOCATION:**

Forming part of this busy parade of shops, restaurants, etc. on the east side of Boston Road (A3002), close to the junctions with Cawdor Crescent. Approximately 150 yards to the north of Boston Manor (Piccadilly line) TfL station. Boston Road/Boston Manor Road is a main through road linking the Uxbridge Road (A4020 – Hanwell) to the north with the Great West Road (A4 – Brentford) to the south. The surrounding area is densely populated residential, interspersed with a number of commercial users. Bus routes serve the area, and the M4 motorway and North and South Circular Roads are relatively close by. "FREE", short term parking is available to the front of the premises and on Cawdor Road.

ACCOMMODATION: PROMINENT SHOP, virtually all GROUND FLOOR.**DOUBLE UNIT: 2,675 sq. ft.** (248.52m²)

Net Window Frontage - 39'9 (12.12m)
Gross Frontage - 42'0 (12.80m)
Max. Built Depth - 79'6 (24.24m)

No. 13 Sales Area 800 sq. ft. (74.32m²)
Rear Stores 485 sq. ft. (45.06m²)

No. 14 Sales Area 775 sq. ft. (72.00m²)
Rear Stores 615 sq. ft. (57.14m²)
2,675 sq. ft. (248.52m²)

Both units have W.C./washroom & kitchen (No. 13 at 1st floor)
Rear vehicular access and parking in the service road, access off Cawdor Crescent

(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

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.

13 & 14 Boston Parade, Boston Road, London, W7 2DG

FEATURES: Rare opportunity, **DOUBLE SHOP UNIT * REAR ACCESS ***
PROMINENTLY LOCATED ON THE EAST SIDE OF BOSTON ROAD * CLOSE
TO BOSTON MANOR TFL STATION * TO LET – NEW LEASE * SOLE AGENT



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TERMS

- LEASE:** New full repairing & insuring lease for a minimum term of 8 years, subject to upward only rent reviews every 4th year.
- RENT:** **£40,000** per annum exclusive.
- LEGAL COSTS:** The ingoing Tenant 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:** We are advised that the rateable value for No. 14 is £10,250 (amount currently being paid = £4,735.50) and No. 13 is £11,750 (amount currently being paid = £5,428.50).
- VIEWING:** Strictly by appointment through the Lessor's sole agent:

LESSOR'S SOLE AGENT

MJFINN COMMERCIAL

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Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Web Site: www.mjfinncommercial.co.uk

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Subject to Contract

08/08