

TELEPHONE

**020 8995 5678**

# A1 Use Shop – 512 sq. ft. [47.57m<sup>2</sup>]

**BASEMENT – 455 sq. ft. (42.30m<sup>2</sup>)**

## 110 CHISWICK HIGH ROAD

### Chiswick

### London, W4 1PU

## TO LET – New Lease

**LOCATION:** Situated on the popular north side of Chiswick High Road (A315), eastern end, close to the junction with Chiswick Lane (A316). Local traders include Sainsbury Local, The Futon Company, Tate Estate Agents, Graham and Green, Roebuck P.H. and Ballet Rambert. Both Turnham Green and Stamford Brook TfL underground stations are within ½ mile. Convenient for ‘Pay & Display’ parking. Many bus routes serve the area.

**ACCOMMODATION:** Arranged over the GROUND FLOOR and Basement:

<b>GROUND FLOOR</b>	<b>512 sq. ft.</b>	<b>( 47.57m<sup>2</sup>)</b>
<b>Basement</b>	<b>455 sq. ft.</b>	<b>( 42.30m<sup>2</sup>)</b>
<b>TOTAL (approx.)</b>	<b>967 sq. ft.</b>	<b>( 89.84m<sup>2</sup>)</b>

**PLUS: Rear access**

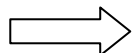
**(the above measurements are approximate and for guidance only)**

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## **TERMS**

- LEASE:** NEW full repairing and insuring lease for a minimum term of 15 years, subject to upward only rent reviews every 5<sup>th</sup> year.
- RENT:** **£27,500** per annum exclusive.
- RATES:** Please contact the London Borough of Hounslow on 020 8583 5708. We are advised that the rateable value for 2009/2010 is £17,500.
- 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 agents:

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**SWORN & CO**

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Letting & Managing Agents • Estate Management

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Lettings - 020 8995 3077  
Surveys & Valuations - 020 8994 0081  
Property Management - 020 8994 2048 / 1244

### **N.B**

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

**Subject to Contract**

(02/2k10)