

TELEPHONE

**020 8995 5678****"EXTREMELY BUSY - CENTRAL CHISWICK LOCATION"**

<b>SHOP</b>	<b>– 360 sq. ft.</b>	(33.45m <sup>2</sup> )
<b>BASEMENT</b>	<b>– 445 sq. ft.</b>	(41.34m <sup>2</sup> )
<b>FIRST FLOOR</b>	<b>– 280 sq. ft.</b>	(26.01m <sup>2</sup> )

# 215 CHISWICK HIGH ROAD

## London W4 2DW

### TO LET – New Lease

**LOCATION:**

Prominently situated on the SOUTH SIDE of Chiswick High Road (A315) in this very busy parade linked by Linden Gardens, with a zebra crossing immediately to the front; Pizza Express, Tesco Express, GAP, etc. opposite. Adjacent retailers include Eco Age, As Nature Intended and Foxtons. Turnham Green TfL (District Line) station is within ¼ mile to the north east. The area is served by many 'bus routes. Convenient for 'pay & Display' parking, and 'free parking' on the Glebe Estate CC Zone bays between 12.30 & 16.30 Monday to Friday.

<b>ACCOMMODATION:</b>	<b>First Floor</b>	<b>280 sq. ft.</b>	( 26.01m <sup>2</sup> )
	<b>GROUND FLOOR</b>	<b>360 sq. ft.</b>	( 33.45m <sup>2</sup> )
	<b>Basement</b>	<b>445 sq. ft.</b>	( 41.34m <sup>2</sup> )
	<b>TOTAL (approx.)</b>	<b>1,085 sq. ft.</b>	(100.88m <sup>2</sup> )

Net Frontage	- 14'6 ( 4.42m)
Gross Frontage	- 16'0 ( 4.88m)
Shop Depth	- 26'3 ( 8.00m)

**PAVEMENT FORECOURT***(Floor areas, etc. are for guidance only)*

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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**FEATURES:** WELL PRESENTED SHOP (A1-Use) \* CENTRAL CHISWICK LOCATION \* Close to Café Rouge, All Bar One, Marks & Spencer, Pizza Express and Gap, etc. \* RETAILING POSSIBLE FROM ALL 3 FLOORS \* PAVEMENT AREA \* CONVENIENT FOR 'PAY & DISPLAY' PARKING \* NEW LEASE \* Sole Agent MJ FINN Commercial.



## **TERMS**

**LEASE:** NEW full repairing and insuring lease, for a minimum term of 12 years, subject to upward only rent reviews every 4<sup>th</sup> year.

**RENT:** **£40,000** per annum exclusive.

**RATES:** Please contact the London Borough of Hounslow on 020 8583 5708.  
*We are advised that the rateable value for the shop is £28,000 (2010/11).*

**EPC:** Available on request.

**LEGAL COSTS:** The ingoing tenant to contribute £1,500 + V.A.T. towards the Landlord's legal costs in this transaction.

**POSSESSION:** Immediately upon completion of legal formalities.

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

**MJFINN COMMERCIAL**

**Tel: 020 8995 5678**

**Fax: 020 8995 6979**

Email: [info@mjfinncommercial.co.uk](mailto:info@mjfinncommercial.co.uk)

**Web Site: [www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)**

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

**Subject to Contract**

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