

TELEPHONE

020 8995 5678

“Very well presented – busy location”

SHOP (A2-Use) – **360 sq. ft.** [33.45m²]

Basement - **360 sq. ft.** [33.45m²]

Storage - **85 sq. ft.** [7.90m²]

285 CHISWICK HIGH ROAD

Chiswick W4 4HH

**STRICTLY
CONFIDENTIAL**

LEASE – For Sale

LOCATION:

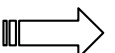
Situated on the busy SOUTH SIDE of Chiswick High Road (A315), approximately 40 yards west of the traffic light junction with Acton Lane/Sutton Lane North (Turnham Green). Forming part of busy parade of shops, restaurants, snack bars, etc. and close to a number of office blocks; about ¼ mile east of **Chiswick Business Park**. Chiswick Park TfL (District line) station is within 250 yards, close to Sainsbury Food Store. Many ‘bus routes pass the property. Convenient for meter and ‘pay & display’ parking.

ACCOMMODATION:	Ground floor	360 sq. ft.	33.45m²
	Basement (office quality)	360 sq. ft.	33.45m²
	Storage	85 sq. ft.	7.90m²
	TOTAL	805 sq. ft.	74.80m²

Plus – W.C./Washroom and Kitchenette

Window Frontage	-	16'6	(5.03m)
Shop Depth	-	29'0	(8.84m)

(the above measurements are approximate and for guidance only)



2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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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.

**CONFIDENTIALLY AVAILABLE – PLEASE RESPECT
STAFF UNAWARE**

FEATURES: VERY WELL PRESENTED SHOP (A2-Use, potentially A1-Use) *
BUSY LOCATION close to many offices * BASEMENT IN VERY GOOD
CONDITION * CONVENIENT FOR ‘PAY & DISPLAY’ PARKING *
LEASE - For Sale * Sole Agent MJ FINN Commercial.



Ground floor



Basement



TERMS

- LEASE:** The balance of a full repairing & insuring lease held for a term of 12 years, from 21st July 2009 (expiring July 2021), subject to upward only rent reviews every 4th year.
- RENT:** **£24,000** per annum exclusive.
- PREMIUM:** Offers in excess of £20,000 invited for the benefit of the lease and the Assignor's many substantial improvements and F&F.
- RATES:** Please contact the London Borough of Hounslow on 020 8583 5708.
We are advised that the rateable value for the shop is £14,750.
- LEGAL COSTS:** The ingoing tenant to contribute £1,500 + V.A.T. towards the Assignor's and superior Landlord's legal costs in this transaction.
- EPC:** Available upon request
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** Strictly by prior appointment through the Assignor's sole agents:

MJFINN COMMERCIAL

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

Subject to Contract

04/2k10