

TELEPHONE

020 8995 5678

"EXTREMELY PROMINENT POSITION" - RARELY AVAILABLE

SHOWROOM / A1 USE

Ground floor - 4,200 sq. ft.

plus pavement display / parking



Former MINI SHOWROOM

492 - 496 CHISWICK HIGH ROAD

Chiswick, W4 5TT

TO LET – New Lease

LOCATION:

Situated on the 'PRIME' NORTH SIDE of Chiswick High Road (A315) at the junction with Chiswick Road, approximately 200 metres west of the traffic light junction with Acton Lane/Sutton Lane North (Turnham Green). Forming part of this busy parade of shops, restaurants, snack bars, etc. and close to a number of office blocks (Centre 500, I.A.M., BSI); only some 400 metres east of the new **Chiswick Business Park**. Chiswick Park Tfl (District Line) is within 250 metres, close to Sainsbury's Food Store. Nearby retailers include, Mail Boxes Etc., Perfect Pizza, Royal Dry Cleaners, Interiors, Richer Sounds, etc.. Many 'bus routes pass the property. Convenient for 'pay & display' parking, and loading to the front and rear.

ACCOMMODATION: PROMINENT GROUND FLOOR PREMISES:

Ground Floor - 4,200 sq. ft. (390.20m²)

Window Frontage (CHRd)	-	92'0	(28.05m)
Return Window Frontage	-	28'0	(8.54m)
Built Depth (Max.)	-	61'3	(18.67m)

- Male & Female W.Cs/Washrooms & Kitchenette
- Front & Rear vehicular access and parking
- *Private 1st floor s/c office suite may also be available*

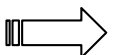
(the measurements are gross internal, approximate, and for guidance only)

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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www.mjfinncommercial.co.uk

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FEATURES: EXTREMELY PROMINENT UNIT – CAR SHOWROOM / A1 USE *
GROUND FLOOR OF SOME **4,200** sq.ft. (390.20m²) * RARELY
AVAILABLE ALONG CHISWICK HIGH ROAD * AIR-
CONDITIONED * CLOSE TO CHISWICK BUSINESS PARK *
CONVENIENT PARKING; CLOSE TO SAINSBURY'S *
TO LET – NEW LEASE



TERMS

- LEASE:** New full repairing & insuring lease for a term of 12 years, subject to upward only rent reviews every 4th year.
- RENT:** **£130,000** 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 £75,000 (2010/11).
- EPC:** Available on request.
- LEGAL COSTS:** The ingoing tenant to contribute £1,500 + V.A.T. towards the Lessor's legal costs in the transaction.
- POSSESSION:** Immediately upon completion of legal formalities.
- PLANNING:** The ingoing tenant to make their own enquiries with L. B. of Hounslow Planning Department 020 8583 2000 to ensure their Use is Permitted.
- VIEWING:** By prior appointment through the Lessor's Joint Sole agents:

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N.B

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

Subject to Contract

(04/2k10)