

TELEPHONE

020 8995 5678

PROMINENT (23'6 WINDOW FRONTAGE) & BUSY LOCATION

Established Coffee Shop – 830 sq. ft. (77.11m²)

SHOP 1

**CHISWICK PARK STATION
CHISWICK, W4 5NE**



LEASE – For Sale

LOCATION:

Forming part of this busy parade which fronts Chiswick Park Station (TfL – District Line) at the junction of Acton Lane (B490) and Bollo Lane. Also close to the junctions to Sainsbury's car park and Chiswick High Road (A315) at Turnham Green. ½ hour 'free' parking bays and a loading bay adjacent, and 'pay & display' bays close by.

ACCOMMODATION: Arranged entirely at **GROUND FLOOR**, approximate floor areas

Retail Area **630 sq. ft.** (58.53m²)

Prep. Area/Office **200 sq. ft.** (18.58m²)

830 sq. ft.

Window frontage - 23'6 (7.16m)

Internal Width - 33'0 (10.06m)

Maximum Depth - 19'6 (5.95m)

**W.C./Wash Room in station – plumbing available
within premises, connection required.**

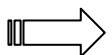
(Floor areas, etc. are approximate and for guidance only)

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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www.mjfinncommercial.co.uk

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FEATURES: DECEPTIVELY LARGE SHOP WITH 23'6 (7.16M) WINDOW FRONTAGE AT CHISWICK PARK TfL STATION * FULLY FITTED COFFEE SHOP INCLUDING: numerous fridge/freezers, panini toaster, small bake off oven, hot plate, displays/counters and furniture * THRIVING BUSINESS * LEASE FOR SALE * Sole agent: **MJ FINN Commercial.**



TERMS

LEASE: The balance of a full repairing & insuring Lease held for a term of 6 years, from May 2008, subject to a rent review May 2011, held outside the Landlord & Tenant Act.

RENT: **£16,000** per annum exclusive.

PREMIUM: In excess of **£25,000** for the benefit of the lease, the Assignor's many substantial improvements and fixtures & fittings.

LEGAL COSTS: The Assignee to contribute £1,500 + V.A.T. towards the Assignor's and superior Landlord's legal costs in this transaction.

RATES: Please contact the London Borough of Ealing on 020 8825 7020. We are advised that the rateable value for the shop is £13,500 (2010/11).

EPC: Available on request.

POSSESSION: Immediately upon completion of the legal formalities.

VIEWING: Strictly by prior appointment through the Assignor's sole agent:

MJFINN COMMERCIAL

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Web Site: www.mjfinncommercial.co.uk

N.B. V.A.T. is applicable on the rent, etc.,

The lease is subject to TfL's standard conditions, including the Landlord's Rights of Entry etc...

Subject to Contract

(01/2k10)