

TELEPHONE

020 8995 5678*'PROMINENT POSITION' - very well presented, 17'4 window frontage***SHOP (A1 Use) – 590 sq. ft.** (54.81m²)**Plus large forecourt and rear yard****3 DEVONSHIRE ROAD**
Chiswick, W4 2EU**LEASE – For Sale****LOCATION:**

Situated on the WEST side of popular Devonshire Road, immediately adjacent to La Trompette restaurant and Emma Bridgewater homeware. Surrounding traders include Chez Gerard, Lea Sandeman, Fenn Wright Manson, BabyE, Whisk, Genco male salon and Chiswick Pets. Benefiting from a high volume of both pedestrian and vehicular traffic flows; Devonshire Road is a known 'Commuter Run' from Glebe Estate to Chiswick High Road (A315) and Turnham Green TfL underground station. Very convenient for all the excellent shopping and transport facilities of Chiswick. "Pay & Display" parking in Devonshire Road & Chiswick High Road and 'free' parking 12.30 to 16.30 Monday to Friday (until 12.30 Saturday) in the Residents' CC Zone on the Glebe Estate.

ACCOMMODATION: ALL GROUND FLOOR – 17'4 (5.28m), WINDOW FRONTAGE**Retail Sales: – 490 sq. ft.** (45.52m²)**Retail Office: – 100 sq. ft.** (9.29m²)**Plus: Forecourt: – 130 sq. ft.** (12.08m²)**Rear Yard: – 90 sq. ft.** (8.43m²)**Kitchenette and W.C./Washroom**

Window Frontage: - 17'4 (5.28m)

Shop Depth: - 27'0 (8.43m)

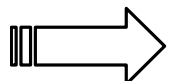
(Floor area, etc. are for guidance only)

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.

FEATURES: VERY MUCH IN DEMAND IN THIS BUSY & POPULAR LOCATION close to CHISWICK HIGH ROAD * Security shutter and alarm * Shared rear access * 17'4 WINDOW FRONTAGE * VERY WELL PRESENTED TO ALLOW FOR IMMEDIATE OCCUPATION * 'Pay & Display' and Zone 'free' parking close by *



TERMS

- LEASE:** The residue of a full repairing & insuring lease held for a term of 10 years from 1st February 2002, subject to upward only rent reviews every 5th year.
- RENT:** **£26,000** per annum exclusive.
- PREMIUM:** Offers in excess of **£40,000** for the benefit of this favourable lease and tenant's improvements
The business Kai Living Interior Design, which has been trading successfully in Chiswick for over 15 years, is also available to buy at a premium of £55,000 and to include the lease.
- LEGAL COSTS:** The Assignee to pay £1,500 plus V.A.T. towards the Assignor's legal costs in this transaction.
- RATES:** Please contact the London Borough of Hounslow on 020 8583 5708.
We are advised that the rateable value for the shop is £23,000 (2010/11).
- EPC:** Available on request.
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** Strictly by appointment through the Assignor's agent:

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

Subject to Contract

(07/2k10)