

TELEPHONE

020 8995 5678**"Central Chiswick Position - 36' Window Frontage - Very Well Presented"****SHOP / COFFEE BAR – A1 Use****450 sq. ft.** (41.81m²)**5 FISHERS LANE
CHISWICK, W4 1RX****LEASE – For Sale****LOCATION:**

Situated on the east side of Fishers Lane, directly opposite the junction with Dolman Road, about 25 yards north off Chiswick High Road(A315). Fishers Lane is a busy link road between South Parade and Chiswick High Road. Very convenient for all the amenities of Chiswick, including the wide variety of shops, restaurants, etc., only a few hundred yards from Turnham Green TfL underground station (District Line). Local 'Pay & Display' and Business Permit parking.

ACCOMMODATION:

Arranged over the **GROUND FLOOR** only, and provides a seating area, display counter & rear preparation area.

Shop – 450 sq. ft. (41.81m²)

Window Frontage: - 36'0 (10.98m)

Shop Depth: - 14'3 (4.34m)

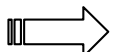
Plus 2 x W.C.s/Washrooms & Kitchenette**3'0 Deep, full width, Pavement Forecourt**

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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FEATURES: **WELL PRESENTED FULLY FITTED SANDWICH/COFFEE BAR * BUSY LOCATION CLOSE TO CHISWICK HIGH ROAD * CATERING FOR A LARGE MIX USE CATCHMENT AREA * PART AIR-CONDITIONED * PROMINENT POSITION (diagonally opposite Chiswick Health Centre) * 36'0 WINDOW FRONTAGE * PAVEMENT FORECOURT * CLOSE TO ALL OF THE AMENITIES OF CHISWICK HIGH ROAD**



TERMS

- LEASE:** The balance of a full repairing & insuring lease held for a term of 15 years, from 25 December 2001, subject to rent reviews every 5th year.
- RENT:** **£16,000** per annum exclusive.
- LEGAL COSTS:** The Assignee to contribute £1,000 + V.A.T. towards the Assignor's and superior Landlord'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 is £15,750.
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** Strictly by prior appointment through the Assignor's sole agents:

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

Subject to Contract

(06/2k9)