

TELEPHONE

020 8995 5678**"Central Chiswick Position - 36' Window Frontage - Very Well Presented"**

SHOP / COFFEE BAR

450 sq. ft. (41.81m²) (A1 - Use)

RAFAELLO SANDWICH BAR

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

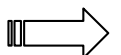
3'0 Deep, full width, Pavement Forecourt

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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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.

RAFAELLO SANDWICH BAR
5 Fishers Lane, Chiswick, London, W4 1RX

FEATURES

Well presented fully fitted sandwich/coffee bar in this busy location,
close to Chiswick High Road.

A local landmark. Catering for a large, mixed use, catchment area.

PART AIR CONDITIONED * VERY PROMINENT POSITION, diagonally opposite CHISWICK
HEALTH CENTRE * 36'0 WINDOW FRONTAGE * PAVEMENT FORECOURT * CLOSE TO ALL
THE AMENITIES OF CHISWICK HIGH ROAD – Sole Agent MJ Finn Commercial

FAVOURABLE LEASE



TERMS

The premises are being offered on a full repairing & insuring lease for a term of 15 years from 25 December 2001, approximately **8 years remaining**, subject to rent reviews every 5th year, at a current rent of **£16,000 p.a.x.**

Offers in the region of **£25,000**, subject to contract only, invited for the lease, trade fixtures & fittings, furniture and equipment, etc.. The Assignee to contribute £1,000 + VAT towards the Assignor's & the Superior Landlord's legal costs.

RATES: Please contact the London Borough of Hounslow 020 8583 5708.

VIEWINGS ETC. - Strictly by prior appointment through the Assignor's sole agent.

MJ FINN COMMERCIAL

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Web Site: www.mjfinncommercial.co.uk

**PLEASE NOTE - Rafaello are offering a similar unit at
246 King Street, Hammersmith W6 0RF**

N.B Figures quoted exclusive of V.A.T.
Subject to Contract

02/2K8