

TELEPHONE

020 8995 5678**"Extremely busy & prominent CORNER POSITION - on the fringe of BEDFORD PARK"****SHOP A1 Use (LET) – 540 sq. ft.** [50.17m²]**70 SOUTHFIELD ROAD**
CHISWICK, W4 1BD**Long Leasehold INVESTMENT - FOR SALE****LOCATION:**

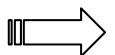
This property is prominently positioned, 23'0 frontage, with wide, 10'0 deep, forecourt, at the corner of Southfield Road (B491) with Hamilton Road; on the northern fringe of the Bedford Park Conservation Area. Benefiting from a high volume of pedestrian and vehicular traffic flows – Southfield Road is an extremely busy through route between Turnham Green Terrace and north Chiswick to Acton; 'bus stops close by. About ½ mile north of Turnham Green TfL underground station. Close to all the excellent amenities of Chiswick, and for 'Pay & Display' parking.

ACCOMMODATION: SHOP (LET) - 540 sq. ft.

Gross Frontage - 23'0 (7.01m)
Net Frontage - 21'3 (6.48m)
Shop Depth - 26'9 (8.16m)

Plus W.C./Washroom**Side open yard – 145 sq. ft.** (13.47m²)

(the above measurements, etc. are approximate and for guidance only)



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FEATURES: **PROMINENT CORNER POSITION * WINDOW FRONTAGE 21'3 plus wide FORECOURT * Densely populated residential area, on the fringe of the affluent BEDFORD PARK CONSERVATION AREA * about ½ mile to Turnham Green underground station * Close to 'bus stops, etc. * 'Pay & Display' parking very close by.**

LONG LEASEHOLD INVESTMENT FOR SALE



TERMS

The shop INVESTMENT is held on 125 years lease from 1 July 1999 at a ground rent of £50 p.a. rising to £650 at the end of the term.

The Freehold is owned by 70 Southfield Road Management Company Limited in which the long leaseholders of the two flats and the shop have shares.

INCOME: *Fresh as a daisy Dry Cleaners* are tenanting the shop premises on a F. R. & I. lease for a term of 15 years from January 2008, at the current rent of £14,000 p.a.x.. Rent reviews every 5th year.

PRICE: **£215,000** invited for the Long Leasehold Interest.
We are advised the property is not VAT registered.

LEGAL COSTS

Each party to be responsible for its own legal costs in this transaction.

However, the purchaser has to pay the vendor's solicitor £2,500 prior to the draft contract being sent out, such sum will either be, forfeited in the event the purchaser withdraws, for whatever reason, or deducted from the purchase price upon completion.

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Subject to Contract

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