

TELEPHONE

020 8995 5678*Extremely well presented - larger than average unit***SHOP – 950 sq. ft.** (88.26m²)**Basement - 505 sq. ft.** (46.92m²)

78 TURNHAM GREEN TERRACE

Chiswick W4 1QN

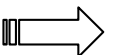
LEASE – For Sale

"Rarely Available"
STRICTLY
CONFIDENTIAL

LOCATION:

Situated on the ever popular EAST SIDE of Turnham Green Terrace, adjacent to Jojo Maman Bébé and opposite Dove Spa. Other neighbouring retailers include Macken Brothers butchers, Covent Garden fishmongers, Marmalade jewellers, Oliver Bonas, White Stuff, Fat Face, Sweaty Betty and Maison Blanc. The position enjoys a high volume of both pedestrian and vehicular traffic flow. Only some 100 yards south of Turnham Green TfL (District line) station and for the many 'bus routes' which run along Chiswick High Road (A315) and Turnham Green Terrace. Benefiting from a very high volume of both pedestrian and vehicular traffic flows. Convenient for 'Pay & Display' parking.

ACCOMMODATION: This extremely well presented SHOP provides the following approximate floor areas:

Ground Floor - 950 sq. ft. (88.26m²)**Basement - 505 sq. ft.** (46.92m²)**Plus kitchenette & W.C./Washroom**

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.

**CONFIDENTIALLY AVAILABLE – PLEASE RESPECT
STAFF UNAWARE**

FEATURES: VERY WELL PRESENTED SHOP in the ever popular, TURNHAM GREEN TERRACE * LARGER THAN AVERAGE GROUND FLOOR SALES AREA * AIR CONDITIONED * REAR ACCESS * Good ceiling height in BASEMENT RETAIL/STORAGE * All enquiries through sole agent MJ FINN Commercial.



TERMS

- LEASE:** The balance of a full repairing & insuring lease held for a term of 20 years, from 29 September 2000 (expiring 28 September 2020), subject to rent reviews every 4th year.
- RENT:** Year September 2009 – 2010: **£53,000** per annum exclusive.
Year September 2010 – 2011: **£54,000** per annum exclusive.
Year September 2011 – 2012: **£55,000** per annum exclusive.
- PREMIUM:** Offers in excess of £60,000 invited for the benefit of the lease and the Assignor's many substantial improvements and F&F.
- 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 £41,000 (2010/11).
- EPC:** Available upon request
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** Strictly by prior appointment through the Assignor's sole agents:

MJFINN COMMERCIAL

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

Subject to Contract

(02/2k10)