

TELEPHONE

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Cascade Hairdressers
66 THAMES ROAD

STRAND ON THE GREEN
LONDON, W4 3RE

FREEHOLD – For Sale

Vacant Possession



LOCATION

Forming part of this busy parade of local shops on the north side of Thames Road, by the junction with Oliver Close. Other users in the parade include a Post Office, K. Hammond (butcher), Strand on the Green dental practice, laundrette/dry cleaner, general store and World Class Teachers agency. Strand on the Green Junior & Infant school is close by in Brooks Lane. Within 50m of the footpath along the River Thames with the City Barge, Bull's Head and Bell & Crown public houses within a few minutes walk. Gunnersbury main line (Silverlink County and Metro) and TfL (District line) station is just over ¼ mile to the north, with Kew Bridge mainline (South West Trains) a similar distance to the west. Currently, there is local derestricted parking.

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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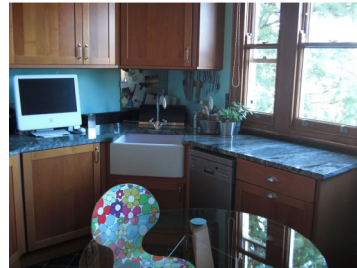
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DESCRIPTION

The property is currently arranged as follows:

GROUND FLOOR	-	565 sq. ft. (52.49m ²)	<i>Hairdressers plus kitchen and W.C./washroom</i>
Net Frontage	-	17'9 (5.41m)	
Gross Frontage	-	18'6 (5.64m)	
Built Depth	-	46'0 (14.02m)	
Rear Garden	-	18'0 x 15'0 (5.49m x 4.57m)	with pedestrian access to Oliver Close.
FIRST FLOOR	-	685 sq. ft. (63.64m ²)	<i>2 rooms, kitchen and bathroom with W.C.</i>



TERMS

FREEHOLD: For Sale with full vacant possession.

PRICE: Offers in the region of **£595,000**, subject to contract only.
We are advised the property is not VAT registered.

N.B. Cascade Hairdressers have been trading from these premises for over 25 years.

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 £5,000 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.

VIEWINGS: Strictly through the vendor's sole agent:

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Subject to Contract

12/09