

# FOR SALE

CLASS E USE WITH VERY LARGE BASEMENT + PARKING

**MJFINN**  
COMMERCIAL

**020-8995 5678**



**4 ACTON LANE, CHISWICK W4 5NB**

**1,995 sq.ft. (185 sq.m.)**

**Location:** Situated in a prominent position, on the west side of Acton Lane (B490), directly opposite the entrance to Sainsbury's car park and adjacent to Dukes Gate office development, some 60 metres north of the busy traffic light junction with Chiswick High Road (A315). Chiswick Park TfL (District Line) station is about 50 metres to the north. Convenient for Pay by Phone parking and limited free short term parking close-by. The rear access/loading and parking is approached from Chiswick Road.

**Description:** Shop Class E Use however, no A3 cooking, with larger than average basement/lower ground floor storage room with rear access. And with the benefit of 1 x parking space and loading.

**FLOOR**

Ground Floor	665	62
Basement	1,330	124
Kitchen	-	-
WC/Washroom	-	-
<b>TOTAL</b>	<b>1,995 sq. ft.</b>	<b>185 sq. m.</b>

[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

[info@mjfinncommercial.co.uk](mailto:info@mjfinncommercial.co.uk) | 11 Devonshire Mews, Chiswick, London W4 2HA

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# 4 ACTON LANE, CHISWICK W4 5NB

## Features:

- One allocated parking space
- Very close to Chiswick Park TfL station
- Convenient parking
- Class E Use (but not A3)
- Kitchenette & WC/Washroom
- Net Frontage 26'9 (8.16m)
- Shop Depth 31'6 (9.60 m)
- Rear drive with off-street loading
- Virtual Freehold - For Sale
- Vacant possession

## Terms:

VIRTUAL FREEHOLD/LONG LEASE – 985+ years at a peppercorn Ground Rent – Vacant possession.

## Price:

£699,950

## Rates:

The rateable value for the shop is £19,250. Please contact the London Borough of Hounslow on 020 8583 5708.

Interested parties to make their own enquiries with regards to eligibility for rates relief, retail discount etc..

## EPC:

D (97)

## VAT:

VAT is not applicable.

## Legal Costs:

Each party to be responsible for its own costs. However, the purchaser to provide the vendor's solicitor £5,000 prior to the draft contract being issued.

## Possession:

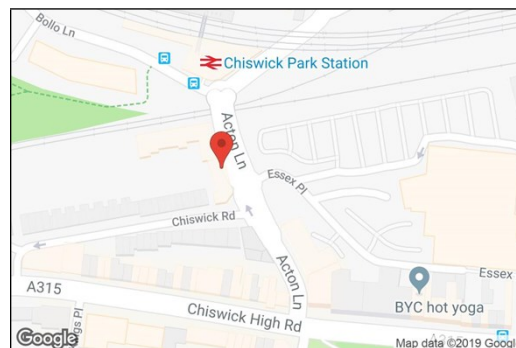
Immediately upon completion of legal formalities.

## Viewing:

Strictly by appointment only.  
**Important note:** all viewing attendees must be wearing a face mask to enter the property.

## Contact:

Dee Hurley  
020 8995 5678  
info@mjfinncommercial.co.uk



Subject to Contract: Mar-21

**CONTACT US**  
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