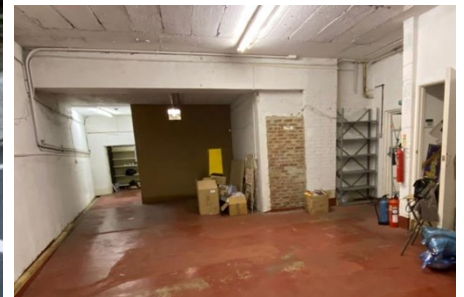


FOR SALE

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, some 60 metres north of the busy traffic light junction with Chiswick High Road (A315)/Turnham Green. 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: Class E Use retail premises (no A3 cooking use), with larger than average basement/lower ground floor with rear access and the benefit of 1 x parking space and loading.

FLOOR

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

www.mjfinncommercial.co.uk

info@mjfinncommercial.co.uk | 11 Devonshire Mews, Chiswick, London W4 2HA

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.

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:

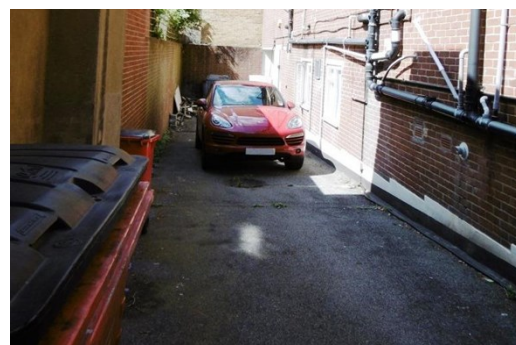
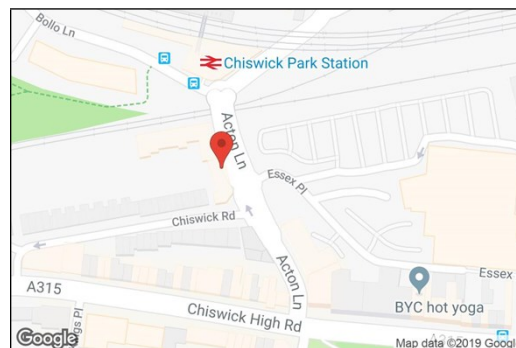
Immediately upon completion of legal formalities.

Viewing:

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

Contact:

Jojo Finn
020 8995 5678
jojo@mjincommercial.co.uk



Subject to Contract: May-22