

TO LET

RETAIL PREMISES - CONFIDENTIALLY AVAILABLE

MJFINN
COMMERCIAL

020-8995 5678



250 CHISWICK HIGH ROAD, CHISWICK W4 1PD

1,805 sq.ft. (168 sq.m.)

Location: Prominently positioned on the north side of Chiswick High Road (A315) in this busy parade, adjacent to Pizza Express and Tesco Metro. Other nearby traders include Costa Coffee, Oliver Bonas, Mint Velvet, Mountain Warehouse, M&S Foodhall, Gap Kids and Gail's Bakery. Turnham Green TfL (district line) station is approximately ¼ mile to the north east. The area is served well by many bus routes. Convenient for 'Pay & Display/Pay by Phone' parking nearby. And opposite the first of the month Chiswick Flower Market.

Description: CONFIDENTIALLY AVAILABLE – STAFF UNAWARE – PLEASE RESPECT
Very well presented retail premises arranged over the ground and first floors.

► Gross Frontage: 16'5 (5.01m) ► Net Frontage: 14'2 (4.32m) ► Shop Depth: 70'6 (21.49m).

FLOOR

Ground Floor	1,041	97
Rear Storage	389	36
First Floor	375	35
TOTAL	1,805 sq. ft.	168 sq. m.

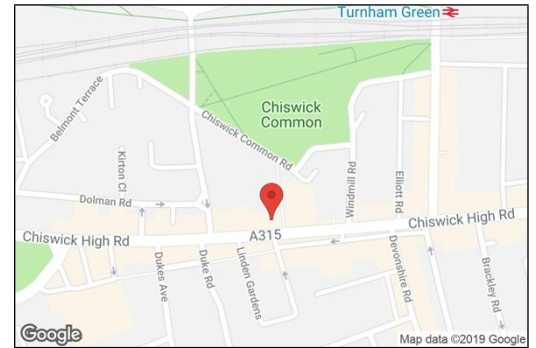
www.mjfinncommercial.co.uk

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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.

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- Features:**
- CONFIDENTIALLY AVAILABLE
 - Very well presented shop
 - Rear storage and first floor
 - Prime High Road position (north side)
 - Popular & busy location
 - Good natural light
 - Lease - For Assignment
- Terms:** The remainder of a Lease which expires March 2025, subject to an upward only rent review in March 2020.
- Rent:** £74,000 p.a.x.
- Premium:** Nil
- Rates:** Please contact the London Borough of Hounslow on 020 8583 5708. We are advised that the Rateable Value for the shop is £81,500.
- EPC:** D (81)
- VAT:** VAT is applicable
- Legal Costs:** Each party to be responsible for their own legal and professional costs in this transaction.
- Possession:** Immediately upon completion of legal formalities.
- Viewing:** Strictly by appointment only.
- Contact:** Dee Hurley
020 8995 5678
info@mjfinncommercial.co.uk
- Abbey Thomas
0117 934 0966
abbey@helloinsight.co.uk



Subject to Contract: Nov-20

CONTACT US
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