

TO LET

UNDER OFFER

MJFINN COMMERCIAL

020-8995 5678



316 CHISWICK HIGH ROAD, CHISWICK W4 5TA

1,180 sq.ft. (110 sq.m.)

Location: Prominent retail premises in an excellent position within this popular shopping parade adjacent Natwest Bank and Royal Trinity Hospice; diagonally opposite the Market Place where the monthly Chiswick Flower Market is to be located. Close to multiple retailers which includes Nationwide, Lloyds, Flight Centre, Boots, Robert Dyas. Chiswick Park and Turnham Green TfL stations are approximately ¼ mile equidistant to the north west and north east. The area is served by many bus routes. Convenient for 'pay & display/Pay by Phone' parking.

Description: Ground Floor Shop and Basement plus 200 sq. ft. rear yard/parking area.

► The shop provides the following overall floor areas:

FLOOR

Ground Floor Shop	550	51
Rear (ground)	80	7
Basement	550	51
TOTAL	1,180 sq. ft.	110 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.

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- Features:**
- Ground floor shop & basement
 - On the North side of Chiswick High Road
 - Close to many multiple traders
 - Rear Parking Area
 - Air-conditioning (not tested)
 - Basement CH: 7'9
 - Popular location
 - To Let - New Lease
 - Sole Agent
 - UNDER OFFER
- Terms:** NEW full repairing & insuring lease for a term to be agreed, subject to upward only rent reviews every 5th year.
- Rent:** £59,000 p.a.x.
- Premium:** No Premium
- Rates:** Please contact the London Borough of Hounslow on 020 8583 5708.
- We are advised that the rateable value is £57,000.
- EPC:** E (107)
- VAT:** We have been advised that VAT is not applicable.
- Legal Costs:** TBC
- Possession:** Immediately upon completion of legal formalities
- Viewing:** Strictly by appointment only.
- Contact:** Dee Hurley
020 8995 5678
info@mjfinncommercial.co.uk



Subject to Contract: Nov-20

CONTACT US
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