

# TO LET

UNIQUE - BRAND NEW DEVELOPMENT

**MJFINN**  
COMMERCIAL

**020-8995 5678**



## GROUND FLOOR, 12 TURNHAM GREEN TERRACE, CHISWICK W4 1QP

**870 sq.ft. (81 sq.m.)**

**Location:** Situated on the EAST SIDE of Turnham Green Terrace, close to the Chiswick High Road junction. The upper parts are occupied by Luminis Spa headquarters, and to the rear Barrecore. Neighbouring retailers include Joe and the Juice, Cote Brasserie, You Me Sushi, Starbucks, Fara Kids, Sweaty Betty and Macken Bros. Butchers. Only some 200 yards south of Turnham Green TfL station and many bus routes which run along Chiswick High Road (A315) and Turnham Green Terrace (B491). 'Pay by Phone' parking close by.

**Description:** This shop with a corner position, arranged over the ground floor plus storage.

- ▶ Net window frontage: 21'9
- ▶ Shop built depth: 39'3
- ▶ Internal width (max.): 23'0
- ▶ Ceiling height (max.): 13'6

### FLOOR

Ground Floor	810	75
Storage	60	6
<b>TOTAL</b>	<b>870 sq. ft.</b>	<b>81 sq. m.</b>

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## Features:

- Brand new development
- NOW WITH ATTRACTIVE SHOP FRONT
- All ground floor
- Plus storage
- Corner position
- Mains services connected, except gas
- Very good ceiling height (13'6)
- Prime Chiswick location
- Very accessible
- To Let - New Lease

## Terms:

A new Full Repairing & Insuring lease, by way of service charge, for a term to be agreed, 12 years (min.), subject to upward only rent reviews every 4th year.

## Rent:

£87,500 p.a.x.

## Premium:

Nil.

## Rates:

To be assessed, following completion of the redevelopment.

## EPC:

B (27)

## VAT:

VAT will be applicable.

## Legal Costs:

The ingoing Tenant to contribute £2,000 + VAT towards the Lessor's legal costs.

## 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  
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Subject to Contract: Feb-21