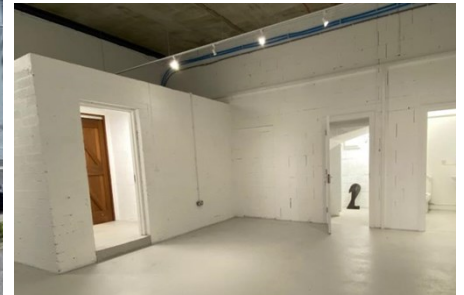


TO LET

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, Postmark, Ollie Quinn, 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
TOTAL	870 sq. ft.	81 sq. m.

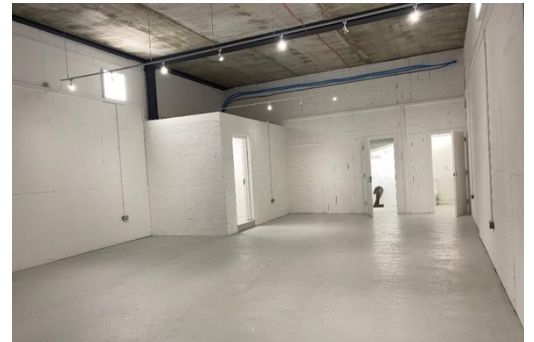
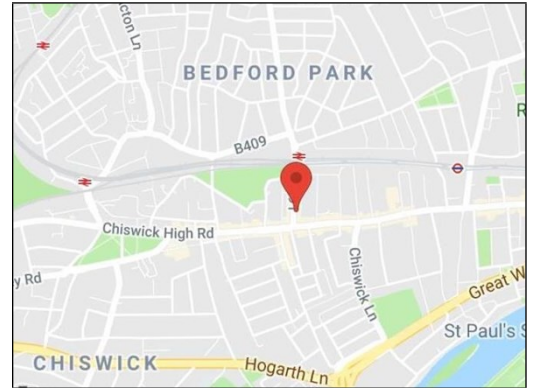
www.mjfinncommercial.co.uk

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.

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

- 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
 - To Let - New Lease
 - (Potential pop up opportunity)
- 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:** London Borough of Hounslow. Rateable value: £62,000.
- 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:** Jojo Finn
020 8995 5678
jojo@mjfinncommercial.co.uk



Subject to Contract: May-22

CONTACT US
020 8995 5678

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