

TO LET

NEW BUILD - PROMINENT CORNER POSITION

MJFINN COMMERCIAL

020-8995 5678



RETAIL UNIT, 12 TURNHAM GREEN TERRACE, CHISWICK W4 1QP

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

Description: This shop with a prominent corner position is arranged over the ground floor with storage and side access. With the benefit of planning to install a glazed panel of 11ft x 11ft in the side elevation.

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

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 Barrecore to the rear. 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' and 30 mins free parking opposite.

FLOOR

Ground Floor	810	75
Storage	60	6
TOTAL	870 sq. ft.	81 sq. m.

www.mjfinncommercial.co.uk

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Features:

- New build - Use Class E
- Newly fitted full height shop front
- All ground floor with storage
- Corner position - return windows
- Planning for 11' x 11' side glazing
- Larger than average internal width 23'0
- Very good ceiling height (13'6)
- Mains services connected, except gas
- 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.

Premium:

Nil.

Area:

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

Rent:

£87,500 p.a.x.

Service Charge:

By fair proportion.

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.

Contact:

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Subject to Contract: Jun-22

CONTACT US
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