

# TO LET

GENEROUS INCENTIVES TO BE NEGOTIATED

**MJFINN**  
COMMERCIAL

**020-8995 5678**



## 296 CHISWICK HIGH ROAD, CHISWICK W4 1PA

**1,025 sq.ft. (95 sq.m.)**

**Location:** Prominently situated on the prime north side of Chiswick High Road (A315) in this busy parade between Clifton Gardens (west) and Fishers Lane (east), directly opposite Zizzi and the location of Chiswick's new monthly Flower Market. Many multiples represented close by including 3 Store, Octavia Foundation, Gail's Bakery, Nationwide, Lloyds TSB and Campbell's Chemist. Turnham Green TfL (District Line) station is about 500m to the north east. The area is served by many bus routes. Convenient for 'Pay & Display/Pay by Phone' parking.

**Description:** A1 or A3 Use premises arranged over the ground floor only, plus WC/Washroom and with rear pedestrian access.

► Window frontage: 14'6 (4.42m) ► Overall built depth: 72'6 (22.10m)

### FLOOR

Ground Floor	1,025	95
W.C./Washroom	-	-
<b>TOTAL</b>	<b>1,025 sq. ft.</b>	<b>95 sq. m.</b>

[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

[info@mjfinncommercial.co.uk](mailto: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.

# 296 CHISWICK HIGH ROAD, CHISWICK W4 1PA

## Features:

- A3 Use Restaurant/Cafe
- Prime north side of Chiswick High Road
- Generous incentives to be negotiated
- Air-conditioning (not tested)
- Rear pedestrian access
- Ceiling height 8'8
- Extraction installation required
- Close to many multiples
- To Let - New Lease
- Competitive rent



## Terms:

New full repairing & insuring lease for a minimum term of 10 years.

## Rent:

£60,000 p.a.x.

## Premium:

Nil

## Rates:

Please contact the London Borough of Hounslow 020 8583 5706.

We are advised that the rateable value for the shop is £73,000.

## EPC:

D (90)

## VAT:

VAT is applicable.

## Legal Costs:

The tenant to contribute £2,000 plus VAT towards the landlord's legal costs.

## 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: Dec-20

**CONTACT US**  
020 8995 5678

info@mjfinncommercial.co.uk  
www.mjfinncommercial.co.uk

11 Devonshire Mews  
Chiswick, London W4 2HA

**MJFINN**  
COMMERCIAL