

TO LET

DOUBLE FRONTED

MJFINN COMMERCIAL

020-8995 5678



488 - 490 CHISWICK HIGH ROAD, CHISWICK W4 5TT

945 sq.ft. (88 sq.m.)

Location:

Situated on the 'PRIME' NORTH SIDE of Chiswick High Road (A315) directly opposite Cotswold Outdoor and Metropolitan Safe Deposits. 200 metres west of the traffic light junction with Acton Lane/Sutton Lane North B490 (Turnham Green). Forming part of this busy parade of shops, restaurants, snack bars, etc. and close to a number of new residential developments and office blocks; only 400 metres east of Chiswick Business Park. Chiswick Park TfL (District Line) is within 250 metres, close to Sainsbury's Food Store. Nearby retailers include Halfords, Majestic Wine, Neptune, Richer Sounds, etc.. Many bus routes pass the property. Convenient for 'pay & display/Pay by Phone' parking, and a loading bay to the front.

Description:

Ground floor double fronted retail premises arranged as retail area, office, storage + WC.

- ▶ Window Frontage: 30'6 (9.30m)
- ▶ Gross Frontage: 34'0 (10.37m)
- ▶ Shop Depth: 25'0 (7.62m)

FLOOR

| | | |
|--------------|--------------------|------------------|
| Retail area | 795 | 74 |
| Office/store | 150 | 14 |
| TOTAL | 945 sq. ft. | 88 sq. m. |

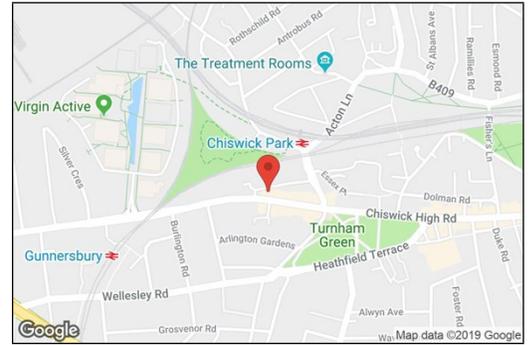
www.mjfinncommercial.co.uk

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.

488 - 490 CHISWICK HIGH ROAD, CHISWICK W4 5TT

- Features:**
- Double fronted
 - (other uses considered)
 - All ground floor
 - With store, office & WC
 - Electric security shutters
 - Air-conditioning (not tested)
 - To Let - New Lease
 - Flexible Terms
 - REDUCED RENT
- Terms:** A new full repairing and insuring lease for a term of 8 years or longer with mutual break clauses.
- Rent:** £54,995 p.a.x.
- Premium:** Nil.
- Rates:** Please contact the London Borough of Hounslow on 020 8583 5708.
- EPC:** C (68)
- VAT:** VAT is not applicable.
- Legal Costs:** The tenant to contribute £2,000 plus VAT towards the landlord's legal costs.
- Possession:** Following 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
020 8995 5678

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

11 Devonshire Mews
Chiswick, London W4 2HA

MJFINN
COMMERCIAL