

# TO LET

A3-USE (OTHER USES CONSIDERED)

**MJFINN**  
COMMERCIAL

**020-8995 5678**



## 42 DEVONSHIRE ROAD, CHISWICK W4 2HD

**650 sq.ft. (60 sq.m.)**

**Location:**

Situated on the EAST side of popular Devonshire Road, some 100 metres south from the junction with Chiswick High Road (A315). Adjacent to Mayfive boutique hair salon, and close to Casa Dino restaurant, Chiswick Pets, Devonshire Glass, The Italian Job, May's Chinese, Strand Antiques and La Trompette restaurant. Convenient for all the excellent shopping and transport facilities of Chiswick. Turnham Green TfL (District line) station is 1/3 mile to the north. Many bus routes close by. "Pay & Display/Pay by Phone" parking close by, loading immediately outside and 'free' parking 12.30 to 16.30 Monday to Friday (from 12.30 Saturday) in the Residents' CC Zone on the Glebe Estate.

**Description:**

All ground floor, (with step) Restaurant with A3 Use - 650 sq.ft. Plus: 2 x W.Cs/Washrooms

Net Frontage: 15'0 (4.57m)

Built Depth: 52'0 (15.85m)

**FLOOR**

Ground Floor	650	60
2x WCs/Washrooms	-	-
<b>TOTAL</b>	<b>650 sq. ft.</b>	<b>60 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

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- Features:**
- A3-Use Restaurant \*Other uses considered
  - Transferable premises licence
  - All ground floor
  - 2x well-appointed W.Cs/Washrooms
  - Rear pedestrian access
  - Kitchen extraction (not tested)
  - Gas boiler
  - Small skylight to rear
  - Air conditioning (not tested)
  - Ready for Tenant's fit-out
- Terms:** A full repairing and insuring lease for a term of 8+ years subject to periodic rent reviews.
- Rent:** £40,000 p.a.x.
- Premium:** Nil
- Rates:** Please contact the London Borough of Hounslow on 020 8583 5708.
- We are advised that the rateable value for the restaurant is £28,250 (2020/21).
- EPC:** C (71)
- VAT:** VAT is not applicable
- Legal Costs:** The incoming tenant to contribute £1,500 plus V.A.T. towards the Lessor's legal costs in this transaction.
- 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**  
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