

TELEPHONE

020 8995 5678

FREEHOLD BUILDING – Part Investment **Potential for redevelopment / conversion STPP**

TWO COMMERCIAL UNITS + RESIDENTIAL UPPER PARTS
SHOP at 290 CHR – Let To Hutchison 3G UK Ltd. t/a 3 Store- Business not Affected

290 CHISWICK HIGH ROAD W4 1PA
Incorporating 24 Dolman Road W4 5UY

FREEHOLD – For Sale

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 the location of the new monthly Flower Market. Many multiples represented close by including Octavia Foundation, Gail's Bakery, Nationwide, Lloyds TSB and Campbell's Chemist. The property extends to Dolman Road where there was the former Chiswick Pharmacy and provides access to the upper parts and 1 off street parking bay. 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.

ACCOMMODATION:

The accommodation comprises the whole 'building'. Approximate gross floor areas:

RETAIL: GROUND FLOOR

290 CHR	– Shop (Let)	–	1,025 sq. ft. (95.23m ²)
24 Dol. Rd.	– Shop (V.P.)	–	325 sq. ft. (30.19m ²)

RESIDENTIAL: UPPER PARTS (V.P.) *Access from Dolman Road*

First Floor	–	1,045 sq. ft. (97.07m ²)
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▶ *Kitchen/Diner, 2 Rooms, Bathroom & W.C.*

Second Floor	–	450 sq. ft. (41.81m ²)
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▶ *2 Rooms*

TOTAL GROSS INTERNAL AREA	–	2,845 sq. ft. (264.31m ²)
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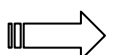
Plus: 1 x Parking bay accessed from Dolman Road

(All dimensions area approximate and for guidance only)

11 DEVONSHIRE MEWS, CHISWICK, LONDON W4 2HA T: 020 8995 5678

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

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FEATURES: 3 Storey terraced building, ripe for redevelopment / conversion of the rear and upper parts (subject to planning) • Access to former rear shop, residential upper parts and parking from Dolman Road • Prime Chiswick location • **FREEHOLD – For Sale subject to subsisting lease but otherwise Vacant Possession** • Sole agent: **MJFinn Commercial**



TERMS

FOR SALE: **FREEHOLD** subject to the shop lease* (3 Store) but with vacant possession of 24 Dolman Road and the 1st/2nd Floor Flat at 290 Chiswick High Road.

Existing income: ***SHOP Let To Hutchison 3G UK Ltd. T/A 3 Store** - Full repairing & insuring lease for 5 years from November 2017 (expiring 2022) passing rent: £68,500 p.a.x..

PRICE: Offers in the region of **£1,850,000** subject to contract only.

LEGAL COSTS: Each party to be responsible for its own costs.

However, the purchaser has to pay the vendor's solicitor £5,000, prior to the draft contract being issued, such sum will either be, a) forfeited in the event the purchaser withdraws, for whatever reason, or b) deducted from the purchase price upon completion.

POSSESSION: Immediately upon completion of legal formalities.

RATES: London Borough of Hounslow:
▶ Shop at 290 Chiswick High Road RV: £64,500
▶ Shop at 24 Dolman Road RV: £ 3,100
▶ Flat at 290 Chiswick High Road: Band E

EPC: Flat: E (51). Shop 24 Dol. Rd: D (80). Shop 290 CHR: D (85)

VIEWING: Strictly by appointment through the Vendor's sole agent:

MJFINN COMMERCIAL

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N.B. Rent, etc. quoted exclusive of V.A.T.

Subject to Contract (10|2k20)