

TO LET

GROUND FLOOR RETAIL - CENTRAL CHISWICK

MJFINN
COMMERCIAL

020-8995 5678



288 CHISWICK HIGH ROAD, CHISWICK W4 1PA

750 sq.ft. (70 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 Old Market Place where the monthly Markets are held. Many multiples represented close by including 3 Store, Octavia Foundation, Gail's Bakery, Nationwide, Lloyds TSB and Campbell's Chemist. Turnham Green (district line) TfL 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: Well presented ground floor retail unit with the advantage of rear pedestrian access and refuse store.

► Window frontage: 14'4 ► Overall built depth: 72'6

FLOOR

Ground Floor	750	70
WC/Washroom	-	-
TOTAL	750 sq. ft.	70 sq. m.

www.mjfinncommercial.co.uk

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Features:

- Well presented ground floor shop
- Prime north side of Chiswick High Road
- Close to many multiples
- Rear access from Dolman Road
- Air-conditioning (not tested)
- Overall built depth: 72'6
- Directly opposite Zizzi
- Ideal for fashion
- To Let - New Lease
- Sole Agent

Terms:

NEW full repairing & insuring lease for a minimum term of 10 years, subject to upward only rent reviews every 5th year.

Rent:

£62,500 p.a.x.

Premium:

Nil.

Rates:

Please contact the London Borough of Hounslow on 020 8583 5708. Rateable Value: £72,000 (21/22).

Interested parties to make their own enquiries with regards to eligibility for rates relief, retail discount etc..

EPC:

C (64)

VAT:

VAT is not 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.

Important note: all viewing attendees must be wearing a face mask to enter the property.

Contact:

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Subject to Contract: Oct-21

CONTACT US
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