

# FOR SALE

RETAIL INVESTMENT - VIRTUAL FREEHOLD

**MJFINN**  
COMMERCIAL

**020-8995 5678**



## AURORA SPA CHISWICK, 60 CHISWICK HIGH ROAD, CHISWICK W4 1SY

**655 sq.ft. (61 sq.m.)**

### Location:

Situated on the north side of Chiswick High Road (A315), close to the corner with Merton Avenue (west side); mid-way between the traffic light junctions with Goldhawk Road (A402) and Chiswick Lane (A316). Adjacent to Decorex home furniture; nearby traders include Prontaprint, Villa di Geggiano Italian restaurant, Fletchers estate agents, The Good Wine Shop, Firezza pizzeria, Arrow Electrical, the new Chiswick Cinema (under construction at 94 Chiswick High Road) and diagonally opposite Best Western Chiswick Palace. Many bus routes pass the property. Within ½ mile of Stamford Brook (district line) TfL station. Convenient for Pay & Display/Pay by Phone parking in nearby roads.

### Description:

Attractive commercial premises, trading as Aurora Spa Chiswick - BUSINESS NOT AFFECTED - arranged over the ground floor and basement + WC/Washroom and storage.

#### FLOOR

Ground Floor	375	35
Basement	280	26
<b>TOTAL</b>	<b>655 sq. ft.</b>	<b>61 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:**
- Extremely well fitted and maintained
  - Retail investment - Income: £25,000pax
  - T/A Aurora Spa Chiswick
  - BUSINESS NOT AFFECTED
  - Attractive parade - affluent area
  - Close to Chiswick Cinema (opening 2021)
  - East Central Chiswick
  - For Sale - VIRTUAL FREEHOLD
  - Long Leasehold - 993 years remaining
  - Sole Agent - MJ Finn Commercial

**Terms:** Virtual Freehold/Long Leasehold for a term of 999 years from 2014 (exp. 3013), at a Peppercorn Ground Rent.

Subject to a subsisting full repairing & insuring lease for a term of 10 years from 6 August 2018 (exp.2028) at a passing rent of £25,000 p.a.x., subject to a rent review at the anniversary of the 5th year, deposit equivalent to one quarters passing rent + guarantor.

**Price:** £420,000

**Rates:** Rateable Value £19,000. Please contact the London Borough of Hounslow.

**EPC:** E (117)

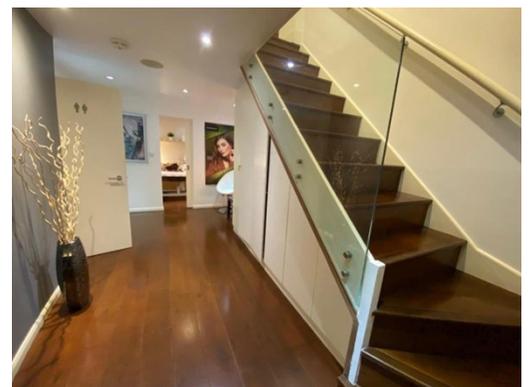
**VAT:** The Agent is advised that VAT is not applicable.

**Legal Costs:** Each party to pay their own costs, but for the Purchaser to provide an undertaking of £5,000 + VAT in the event they withdraw from the transaction.

**Possession:** Upon completion of legal formalities.

**Viewing:** Strictly by appointment only.

**Contact:** Dee Hurley  
020 8995 5678  
info@mjfinncommercial.co.uk



Subject to Contract: Oct-20

**CONTACT US**  
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