

TO LET

GROUND FLOOR & BASEMENT

MJFINN
COMMERCIAL

020-8995 5678



3 STILE HALL PARADE, CHISWICK W4 3AG

1,315 sq.ft. (122 sq.m.)

Location: Situated on the east side of the busy North Circular A205 between its junctions with Wellesley Road and Stile Hall Gardens. Local traders include Alliance Food Store, Century 21, TaxAssist Accountants, Jazz's barbers, Cluck Yeah fast food and Premier Dry Cleaners. Opposite Kew House School, Brentford Fountain Leisure Centre and the nearby mixed use developments under construction including Brentford FC stadium, Vergo Kew Bridge and The Gateway Chiswick. Within 150 yards of Kew Bridge mainline station. Gunnersbury TfL station (District and North London lines) is just over ½ mile to the east. Many bus routes pass the property. 30 mins free parking immediately to the front (10am – 4pm Mon to Sat).

Description: Ground floor and newly tanked basement with rear vehicular access for deliveries.

FLOOR

Ground floor	945	88
Basement	370	34
TOTAL	1,315 sq. ft.	122 sq. m.

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Features:

- Ground floor (four areas)
- Basement - newly tanked (CH 7'3)
- Rear access with roller shutter
- Air- conditioning (not tested)
- Between Kew Bridge & Chiswick Roundabout
- Diagonally opposite 2 large developments
- Including the new Brentford FC Stadium
- Ample free parking options
- Excellent road links and train
- To Let - New Lease - Flexible Terms

Terms:

NEW full repairing and insuring lease for a term to be mutually agreed.

Rent:

£28,000 p.a.x.

Premium:

Rates:

Please contact the London Borough of Hounslow 020 8583 5708. The current rateable value for the shop is £7,900.

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

EPC:

E (115)

VAT:

VAT is not applicable.

Legal Costs:

The Tenant to contribute £1,500 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:

Dee Hurley
020 8995 5678
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Subject to Contract: Jan-21