

TO LET

VERSATILE CLASS E USE - LARGER THAN AVERAGE

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, in the shopping parade between Chiswick roundabout and Kew Bridge. 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, Fountain Leisure Centre and the nearby the new Brentford FC stadium, Vergo Kew Bridge and The Gateway Chiswick developments. Within 150 yards of Kew Bridge overground station. Gunnersbury TfL station (District and North London lines) is just over ½ mile to the east. Many bus routes pass the property + the Cycleway 9. Time restricted parking & loading nearby.

Description:

Ground floor and newly tanked basement with rear vehicular access for deliveries, plus WC/Washroom.

FLOOR

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

www.mjfinncommercial.co.uk

info@mjfinncommercial.co.uk | 11 Devonshire Mews, Chiswick, London W4 2HA

The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

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- Features:**
- Ground floor (four areas)
 - Basement - newly tanked (CH 7'3)
 - Rear access with roller shutter
 - Class E Use
 - Roller shutter to shop front
 - Near the new Brentford FC Stadium
 - Excellent road and train links
 - 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:** N/A
- 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:** Jojo Finn
020 8995 5678
jojo@mjfinncommercial.co.uk



Subject to Contract: Nov-21

CONTACT US
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