

TELEPHONE

**020 8995 5678**

**MJFINN**  
**COMMERCIAL**

**“Diagonally opposite the new Brentford FC Stadium”**

**GROUND FLOOR – 945 sq. ft.** [87.79m<sup>2</sup>]

**+ BASEMENT – 370 sq. ft.** [34.37m<sup>2</sup>]

**3 STILE HALL PARADE**  
**CHISWICK HIGH ROAD**  
**LONDON W4 3AG**



**TO LET – NEW LEASE**

**LOCATION:**

Situated within the shopping parade 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 station (South West Trains). 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 available immediately to the front (10am – 4pm Mon to Sat).

**ACCOMMODATION:**

These premises are arranged over the Ground Floor and Basement. Approximate Net Internal Floor areas are as follows:

<b>RETAIL – sales</b>	<b>310 sq. ft.</b> [ 28.80m <sup>2</sup> ]
<b>RETAIL – storage/office</b>	<b>225 sq. ft.</b> [ 20.90m <sup>2</sup> ]
<b>REAR – ancillary</b>	<b>410 sq. ft.</b> [ 38.09m <sup>2</sup> ]
<b>BASEMENT (CH 7'3)</b>	<b><u>370</u> sq. ft.</b> [ <u>34.37m<sup>2</sup></u> ]
<b>TOTAL</b>	<b>1,315 sq. ft.</b> [122.16m <sup>2</sup> ]

**Plus:** **W.C./Washroom and kitchenette** (ground floor)  
**Rear access (for deliveries) from service road off Stile Hall Gardens**

▶ Window Frontage:	-	11'9	( 3.58m)
▶ Gross Frontage (signage):	-	17'0	( 5.18m)

*(the above areas are approximate and for guidance only)*

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

info@mjinnccommercial.co.uk  
www.mjinnccommercial.co.uk

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## FEATURES:

- ▶ Ground floor (four areas) + newly tanked basement (CH 7'3)
- ▶ Rear access, with roller shutter, to service road leading to Stile Hall Gardens
- ▶ Air-conditioning (ground floor – not tested)
- ▶ Midway between Kew Bridge and Chiswick Roundabout
- ▶ Diagonally opposite Lionel Road South – the new Brentford FC Stadium
- ▶ **TO LET – NEW LEASE – Flexible Term**
- ▶ Sole agent: **MJFinn Commercial**



## TERMS

- LEASE:** NEW full repairing and insuring lease for a term to be mutually agreed, subject to periodic open market rent reviews.
- RENT:** **£28,000** per annum exclusive. *V.A.T. is not applicable.*
- LEGAL COSTS:** The ingoing Tenant to contribute £1,500 + V.A.T. towards the Landlord's legal costs in this transaction.
- RATES:** Please contact the London Borough of Hounslow on 020 8583 5708. *We are advised that the Rateable Value for the shop is £7,900 (2020/2021)*
- POSSESSION:** Immediately upon completion of legal formalities.
- EPC:** An EPC has been commissioned.
- VIEWING:** By appointment through the Lessor's sole agent:

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[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

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

**Subject to Contract**

09/2020