

# TO LET

LEASE FOR SALE - WELL PRESENTED

# MJFINN COMMERCIAL

020-8995 5678



## 14A SUTTON COURT ROAD, CHISWICK W4 4NG

480 sq.ft. (45 sq.m.)

### Location:

Prominently positioned on the east side of Sutton Court Road, close to its junction with Heathfield Terrace (A3000) and adjacent to Chiswick Town Hall and Day 'N' Nite off licence. Benefiting from the wide range of amenities, shops, restaurants, etc. offered along Chiswick High Road (A315), including Sainsbury' superstore, Waitrose, Robert Dyas and Boots. Within ¼ mile of Chiswick Park TfL (district line) station. Very convenient for fast road access into and out of Central London via A4/M4 Motorway. Pay & Display/Pay by Phone' parking and 'free' parking weekdays between 12.30 to 16.30 in the Residents' CC Zone close by. Buses pass the property with bus stop close by.

### Description:

Arranged over the ground floor. Plus WC/Washroom, small rear yard and front forecourt.

► Shop Frontage: 14'0 (4.27m)    ► Shop Depth: 31'6 (9.60m)

### FLOOR

Ground Floor	480	45
<b>TOTAL</b>	<b>480 sq. ft.</b>	<b>45 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:

- Ground floor shop in good condition
- With rear yard and forecourt
- Electric security shutter
- Air-conditioning (not tested)
- Solid oak flooring
- CCTV (not tested)
- LED lighting
- Very convenient location
- Lease For Sale
- Premium: £25,000

## Terms:

The remainder of a full repairing and insuring lease for a term of 10 years from 15 November 2017 (exp. 2027).

The Landlord is currently holding a deposit equivalent to 6 month's rent which the Assignee will be required to replace.

## Rent:

£18,000 p.a.x.

## Premium:

Offers invested in the region of £25,000 for the benefit of the fixtures and fittings.

## Rates:

Please contact the London Borough of Hounslow. Rateable Value: £7,400.

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

## EPC:

C (60)

## VAT:

VAT is not applicable on the rent.

## Legal Costs:

The Assignee to contribute £1,500 plus VAT towards the Assignor's legal costs.

## Possession:

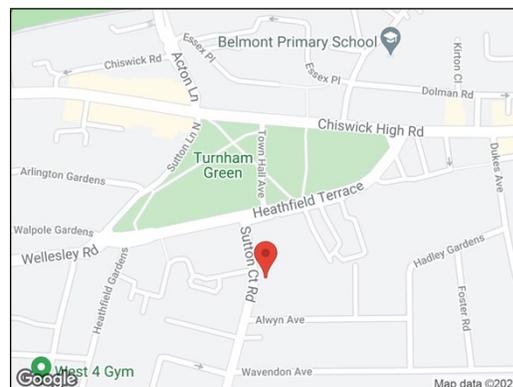
Immediately upon completion of legal formalities.

## Viewing:

Strictly by appointment only.

## Contact:

Dee Hurley  
020 8995 5678  
info@mjfinncommercial.co.uk



Subject to Contract: Nov-20

**CONTACT US**  
**020 8995 5678**

info@mjfinncommercial.co.uk  
www.mjfinncommercial.co.uk

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Chiswick, London W4 2HA

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