

TO LET

LEASE FOR SALE - REDUCED PREMIUM

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
TOTAL	480 sq. ft.	45 sq. m.

www.mjfinncommercial.co.uk

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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 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
- Reduced premium: £12,000

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:

REDUCED: £12,000 for the benefit of the fixtures and fittings.

Rates:

London Borough of Hounslow. Rateable Value: £7,400 (2020/21).

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:

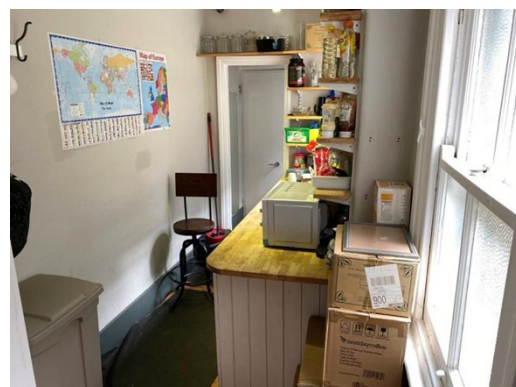
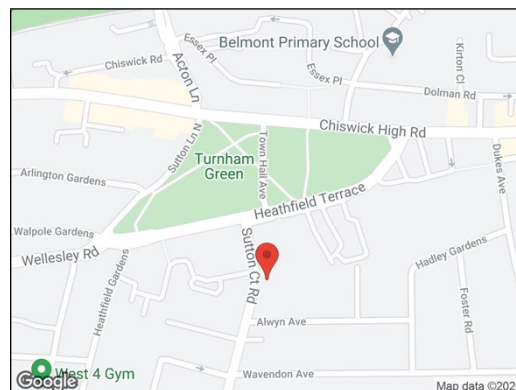
Immediately upon completion of legal formalities.

Viewing:

Strictly by appointment only.
Important note: all viewing attendees must be wearing a face mask to enter the property.

Contact:

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



Subject to Contract: Mar-21