

# FOR SALE

FREEHOLD BUILDING PART INVESTMENT PART VACANT

**MJFINN**  
COMMERCIAL

020-8995 5678



## 290 CHISWICK HIGH ROAD, CHISWICK W4 1PA

### Location:

Prominently situated on the prime north side of Chiswick High Road (A315) in this busy parade between Clifton Gardens (west) and Fishers Lane (east), directly opposite Zizzi. Many multiples represented close by including Octavia Foundation, Gail's Bakery, Nationwide, Lloyds TSB and Campbell's Chemist. The property extends to Dolman Road where there was the former Chiswick Pharmacy and provides access to the upper parts and 1 off street parking bay. Turnham Green TfL (District Line) station is about 500m to the north east. The area is served by many bus routes. Convenient for 'Pay & Display/Pay by Phone' parking.

### Description:

This FREEHOLD building comprises two retail premises and the residential upper parts (1st/2nd floors) totalling GIA 2,845 sq. ft. plus 1 x parking bay accessed from Dolman Road.

Unit	Area sq. ft.	Area sq. m.	Price
Whole Building - development potential	2,845	264	£1,850,000

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

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## Features:

- FREEHOLD Building
- Part investment: Shop T/A 3 Store
- Income £68,500 p.a.x.
- Part vacant: Rear shop + large flat
- 1 x parking bay
- Scope to part redevelop
- Prime High Road position
- Front and rear frontages
- For Sale - Subject to contract
- Sole Agent

## Terms:

FREEHOLD subject to the shop lease\* (3 Store) but with vacant possession of 24 Dolman Road and the 1st/2nd Floor Flat at 290 Chiswick High Road.

\*SHOP Let To Hutchison 3G UK Ltd. T/A 3 Store - Full repairing & insuring lease for 5 years from November 2017 (expiring 2022) passing rent: £68,500 p.a.x..

## Service Charge:

## Rates:

Please contact the London Borough of Hounslow.

## EPC:

D (80)

## VAT:

We are advised that VAT is not applicable.

## Legal Costs:

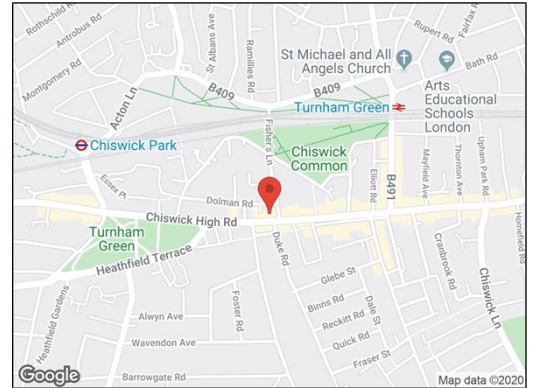
Each party to be responsible for its own costs. However, the purchaser has to pay the vendor's solicitor £5,000, prior to the draft contract being issued.

## Viewing:

Strictly by appointment only.

## Contact:

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



Subject to Contract: Nov-20

**CONTACT US**  
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