

TO LET

ATTRACTIVE LEASE FOR SALE

MJFINN
COMMERCIAL

020-8995 5678



407 CHISWICK HIGH ROAD, CHISWICK W4 4AR

415 sq.ft. (39 sq.m.)

Location: Situated on this busy parade of takeaways and service traders which includes Subway, Ozwald Coplepot Coffee, Café 403, Ibis Cars and Ariana Dry Cleaners. Adjacent to Gunnersbury TfL Station (District line and London Overground), opposite the main entrance to Chiswick Park Business Centre and diagonally opposite the 4* Clayton Hotel. Harvey Nichols HQ and the Chiswick Medical Centre (HCA Healthcare UK) very close by. Many bus pass the property. 'Pay & display'/Pay by Phone' close by. Very convenient for both the North & South Circular Roads and the A4/M4 Motorways.

Description: Arranged over the ground floor with ancillary lower ground with storage area, kitchenette and W.C..

FLOOR

Ground Floor	395	37
Basement store	20	2
TOTAL	415 sq. ft.	39 sq. m.

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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:**
- Lease For Sale - PREMIUM PAYABLE
 - Currently fitted as a barbers
 - Lower ground: WC/kitchenette/storage
 - Good ceiling height
 - Gas CH
 - 4x Takara Belmont barber chairs
 - 1x Backwash station
 - Busy pedestrian location
 - Adjacent to Gunnersbury Station
 - Potential parking - separate negotiation
- Terms:** The residue of a full repairing and insuring lease for an original term of 15 years from 13 September 2018, exp. 2033.
- Rent:** £25,000 p.a.x.
- Premium:** £30,000: For this favourable lease and substantial improvements. OR £47,500: to include ALL fixtures & fittings including 4x Takara Belmont chairs, backwash station etc.. We are advised that VAT is not applicable on the premium.
- Rates:** Please contact the London Borough of Hounslow. The current rateable value is £12,000.
- Interested parties to make their own enquiries with regards to eligibility for rates relief, retail discount etc..
- EPC:** D (98)
- VAT:** RENT: VAT is applicable. PREMIUM: VAT is not applicable.
- 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: Dec-20

CONTACT US
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