

# TO LET

DECEPTIVELY SPACIOUS - USE CLASS E

**MJFINN**  
COMMERCIAL

**020-8995 5678**



## 4 TURNHAM GREEN TERRACE, CHISWICK W4 1QP

**1,700 sq.ft. (158 sq.m.)**

**Location:** Situated on the EAST SIDE of Turnham Green Terrace, close to the Chiswick High Road junction, flanked by the infamous Foubert's and the recently opened Piazza Taormina Bistro. Nearby retailers include Joe and the Juice, Cote Brasserie, You Me Sushi, Ollie Quinn, Starbucks, Fara Kids, Timpson, Sweaty Betty and Macken Bros. Butchers. Only some 200 yards south of Turnham Green TfL station and many bus routes which run along Chiswick High Road (A315) and Turnham Green Terrace (B491). 'Pay by Phone' parking close by.

**Description:** Deceptively spacious ground floor plus basement storage (restricted ceiling height) & small rear yard and WC/washroom.

► Net frontage 11'9 (3.5m) ► Gross frontage 15'9 (4.8m) ► Built depth circa 80ft (24m)

### FLOOR

Ground Floor	1,100	102
Basement (storage)	600	56
<b>TOTAL</b>	<b>1,700 sq. ft.</b>	<b>158 sq. m.</b>

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

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## Features:

- Popular & central retail location
- Use Class E (formerly A1)
- A3 Use will be considered
- Air-conditioning (not tested)
- 3 Phase electricity (tbc)
- Ample storage
- Well presented retail area
- Surrounded by many multiples
- & Independent traders
- To Let - New Lease

## Terms:

New full repairing and insuring lease for a term of 12 years, subject to rent reviews every 4th year.

## Rent:

£57,500 p.a.x.

## Premium:

Nil

## Rates:

Please contact the London Borough of Hounslow. Current rateable value: £41,500.

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

## EPC:

D (80)

## VAT:

VAT is not applicable.

## Legal Costs:

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

## Possession:

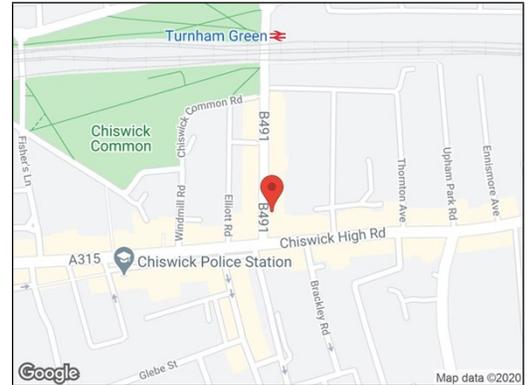
Immediately upon completion of legal formalities.

## Viewing:

Strictly by appointment only.

## Contact:

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



Subject to Contract: Dec-20

**CONTACT US**  
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