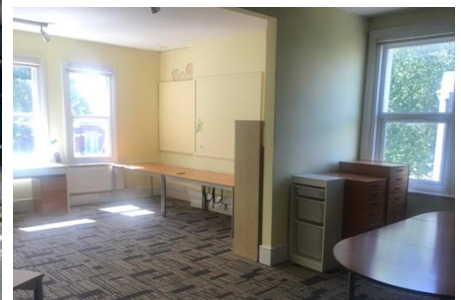


TO LET

SECOND FLOOR - CLASS F1 EDUCATIONAL USE

MJFINN COMMERCIAL

020-8995 5678



SECOND FLOOR, 86A CHISWICK HIGH ROAD, CHISWICK W4 1SY

870 sq.ft. (81 sq.m.)

Description: Self-contained second floor Class F1 - Educational Use situated in a central Chiswick above Fletcher's Estate Agents, accessed from Ennismore Avenue. Other uses considered, subject to a change of use.

Arranged as 4 rooms plus 2 x WC/Washrooms plus 1 x off street parking space.

Location: This self-contained second floor unit is situated in a prominent position at the corner of Chiswick High Road (A315) and Ennismore Avenue, just to the east of the junction with Chiswick Lane (A316). Convenient for the comprehensive shopping, restaurant and transport facilities offered in the area. Local traders include Fletcher's Estate Agents, The Good Wine Shop, KFC, Sainsbury Local, Tate Estate Agents, Futon Company and the new Chiswick Cinema (under construction at 94 Chiswick High Road). Both Turnham Green and Stamford Brook TfL (District line) stations are within ½ mile. Offered with the benefit of 1 x parking space, plus convenient for Pay by Phone parking. Easy road access into and out of Central London via A4/M4 and North & South Circular Roads.

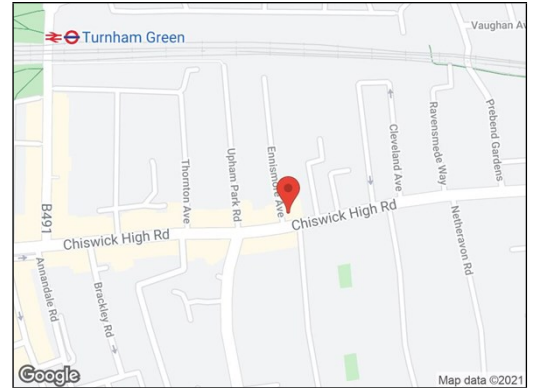
www.mjfinncommercial.co.uk

info@mjfinncommercial.co.uk | 11 Devonshire Mews, Chiswick, London W4 2HA

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.

SECOND FLOOR, 86A CHISWICK HIGH ROAD, CHISWICK W4 1SY

- Features:**
- Second floor - Class F1 Educational Use
 - Central Chiswick location
 - Attractive period building
 - Arranged as 4 rooms
 - 2 x WC/Washrooms
 - Plus 1 x parking space
 - Light and spacious
 - To Let - New Lease
 - Flexible terms
 - Other uses - Subject to Change of Use
- Terms:** NEW full repairing & insuring lease for a term to be agreed (minimum 3 years), subject to periodic rent reviews.
- Area:** 870 sq. ft. (81 sq. m.)
- Rent:** £22,000 p.a.x.
- Service Charge:** TBC
- Rates:** Please contact the London Borough of Hounslow. VOA Rateable Value 2021/22: £17,500.
- Interested parties to make their own enquiries with regards to eligibility for rates relief, retail discount etc..
- EPC:** ()
- VAT:** VAT may be 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.
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: Apr-21