

TO LET

CLASS E USE - EXCELLENT CONDITION

MJFINN
COMMERCIAL

020-8995 5678



16 DEVONSHIRE ROAD, CHISWICK W4 2HD

845 sq.ft. (79 sq.m.)

Location:

Situated on the east side of popular Devonshire Road, about 100 yards south from the junction with Chiswick High Road (A315); flanked by Wild Swan ladies fashion and Vinoteca wine shop and restaurant. Other nearby retailers include Chiswick Pets, W4 Bathrooms & Heating, La Trompette Michelin starred restaurant, Tamp coffee, KFH, Lea & Sandeman and Clean Box dry cleaners. Turnham Green TfL (District line) station within 400m. Easy loading. Pay & Display/Pay by Phone parking close by. Devonshire Road forms part of monthly Chiswick Flower Market launched in 2020 with the intention to attract even more customers to this vibrant area of Chiswick.

Description:

Extremely well presented hair & beauty salon arranged over the ground floor of this Class E Use premises. Currently arranged as shop floor with backwash station and hair stations, 3 treatment rooms, kitchen/storage and shower room.

PLUS W.C./Washroom and small shared yard/secondary means of escape

► Net frontage: 15'6 (4.7m) ► Gross frontage: 17'0 (5.2m) ► Built depth: 58'0 (17.7m)

FLOOR

Ground Floor	845	79
TOTAL	845 sq. ft.	79 sq. m.

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.

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Features:

- Class E Use
- Refurbished to a high standard
- Fitted as a hair & beauty salon
- F&F list available upon request
- Large skylight to rear
- Gas supply + MegaFlo water storage
- Air-conditioning
- To Let - New Lease
- Premium payable
- VIEWINGS - Staff not to be disturbed

Terms:

A new full repairing and insuring lease for a term of 15 years, subject to rent reviews every 5th year upward only.

Rent:

£42,500 p.a.x.

Premium:

Offers in the region of £60,000 for the substantial property improvements and fixtures & fittings - details upon request. VAT is not applicable.

Rates:

Please contact the London Borough of Hounslow. Rateable value: £40,500 (2021/22). Interested parties to make their own enquiries with regards to eligibility for rates relief, retail discount etc..

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EPC:

E (102)

VAT:

VAT is not applicable.

Legal Costs:

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

Possession:

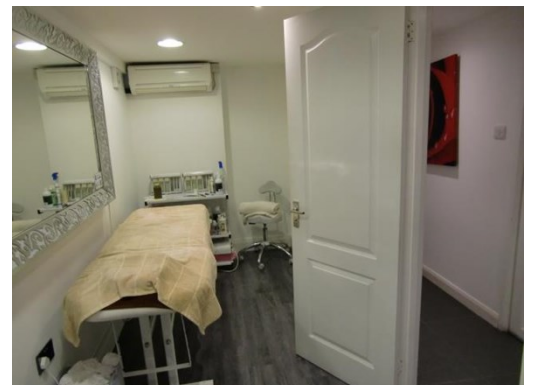
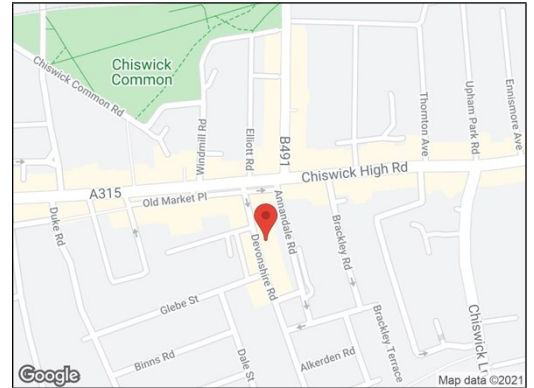
Immediately upon completion of legal formalities.

Viewing:

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

Contact:

Jojo Finn
020 8995 5678
jojo@mjfinncommercial.co.uk



Subject to Contract: Sep-21

CONTACT US
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