

# TO LET

NEWLY REFURBISHED - CLASS E(E) USE\* - UPPER FLOORS

**MJFINN**  
COMMERCIAL

020-8995 5678



## 155A CHISWICK HIGH ROAD, CHISWICK W4 2DT

1,200 sq.ft. (111 sq.m.)

**Description:** These self-contained premises with Class E(e) Use\* are arranged over the upper floors, above Chestertons, accessed via a private entrance direct from Annandale Road, with staircase leading to the upper floors. Fully refurbished throughout to provide a contemporary and versatile open plan floor areas over the first and second floors. Plus 2 x WC/Washrooms (one with shower) and a fitted kitchenette/staff room

\*Existing permitted Use = Physiotherapy, Massage therapy, Pilates and Rehabilitation clinic  
- other uses considered subject to Change of Use through Hounslow Council.

**Location:** Prominently positioned at the junction of Chiswick High Road (A315), Turnham Green Terrace and Annandale Road, immediately above Chestertons estate agents, opposite Snappy Snaps and Joe and the Juice. Very convenient for the comprehensive shopping, restaurant and transport facilities offered in Chiswick. Within 300 yards of Turnham Green TfL (District Line) station. 'Pay by Phone' and Business Permit parking close by. Easy road access into and out of Central London via A4/M4 and North & South Circular Roads.

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

[info@mjfinncommercial.co.uk](mailto: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.

# 155A CHISWICK HIGH ROAD, CHISWICK W4 2DT

## Features:

- Newly refurbished
- Private entrance
- Restricted Class E(e) Use
- - Other uses STPP
- Arranged over the first & second floors
- 2 x WCs/washrooms (one with shower)
- + Kitchenette/staff room
- LED lighting | Gas central heating
- Very good natural light
- To Let - Flexible Terms

## Terms:

New full repairing and insuring lease for a term of 3 - 5 years, to be held outside of the security and provision of the Landlord and Tenant Act 1954 part II (as amended 1954 Act).

Rent to be paid quarterly in advance.

## Area:

1,200 sq. ft. (111 sq. m.)

## Rent:

£42,000 p.a.x.

## Service Charge:

By fair proportion being - 50% of the whole.

## Rates:

Please contact the London Borough of Hounslow.  
Rateable value: £26,250 (2021/22).

## EPC:

D (99)

## VAT:

VAT is not applicable.

## Legal Costs:

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

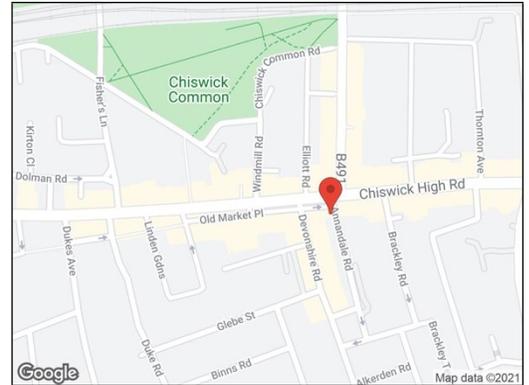
## Possession:

## Viewing:

Strictly by appointment only.

## Contact:

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



Subject to Contract: Jul-22