

TO LET

GROUND FLOOR SHOP - CLASS E USE

MJFINN
COMMERCIAL

020-8995 5678



11A DEVONSHIRE ROAD, CHISWICK W4 2EU

740 sq.ft. (69 sq.m.)

Location:

Situated on the WEST side of popular Devonshire Road, at its corner with Prince of Wales Terrace. Some 50 metres south from the junction with Chiswick High Road (A315); adjacent to Napoli on the Road, with other nearby traders including Lea & Sandeman, KFH, Cykl Haus Boutique, Vinoteca restaurant & wine shop, W4 Bathrooms, Big Jim's Trims, La Trompette and Tamp Coffee. Convenient for all the excellent shopping and transport facilities of Chiswick. Turnham Green TfL (District line) station within 350m. Easy loading, 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, together with the new cheese market and antiques market along Chiswick High Road.

Description:

Class E Use retail premises is arranged over the ground floor of this attractive shopping parade. The retail showroom with door to rear store/office, with WC/washroom and rear access to Prince of Wales Terrace.

FLOOR

Retail area	456	42
Rear stores	284	26
TOTAL	740 sq. ft.	69 sq. m.

www.mjfinncommercial.co.uk

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- Features:**
- Class E Use
 - All ground floor
 - Rear door onto Prince of Wales Terrace
 - Retail and stores with WC
 - Attractive parade
 - 50m of Chiswick High Road
 - Location of monthly flower market
 - Chiswick High Road Conservation Area
 - To Let - New Lease

Terms: A new full repairing and insuring lease for a term of 12 years, subject to upward only rent reviews every 4th year. Rent paid quarterly in advance.

Rent: £45,000 p.a.x.

Premium: N/A

Rates: Please contact the London Borough of Hounslow. Rateable value: £35,250.

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

EPC: E (119)

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
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Subject to Contract: Jan-22

CONTACT US
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