

# TO LET

CLASS E USE - CENTRAL CHISWICK

**MJFINN**  
COMMERCIAL

**020-8995 5678**



## 24 DEVONSHIRE ROAD, CHISWICK W4 2HD

**420 sq.ft. (39 sq.m.)**

### Location:

Situated on the EAST side of popular Devonshire Road, some 75 metres south from the junction with Chiswick High Road (A315); close to Vinoteca restaurant & wine shop, W4 Bathrooms, Big Jim's Trims, Chiswick Lighting, and TopHat dry cleaners; opposite The Italian Job, La Trompette, Urban Pantry, May's Chinese and Tamp Coffee. Convenient for all the excellent shopping and transport facilities of Chiswick. Turnham Green TfL (District line) station within 500m. 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:

This Class E Use shop is arranged over the ground floor of this attractive period property in this boutique shopping parade. With a WC/Washroom to the rear.

□ Net Frontage: 15'3 ( 4.65m)    □ Shop Depth: 28'3 ( 8.61m)

### FLOOR

Shop	365	34
Office/storage	55	5
<b>TOTAL</b>	<b>420 sq. ft.</b>	<b>39 sq. m.</b>

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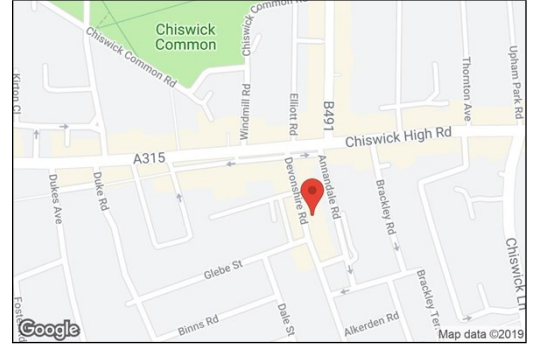
[info@mjfinncommercial.co.uk](mailto:info@mjfinncommercial.co.uk) | 11 Devonshire Mews, Chiswick, London W4 2HA

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## Features:

- Class E Use
- All ground floor
- Internal security shutter
- Good condition
- Boutique shopping parade
- Central Chiswick
- Location of monthly Flower Market
- Loading bay close by
- To Let - New Lease
- Or Long Leasehold - For Sale



## Terms:

A NEW full repairing & insuring lease to be held for a term of 12+ years, subject to upward only rent reviews every 4th year.

## Rent:

£30,000 p.a.x.

## Premium:

N/A

## Rates:

Please contact the London Borough of Hounslow on 020 8583 5708. Rateable value is £24,500.

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

## EPC:

C (68)

## VAT:

VAT is not applicable.

## Legal Costs:

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

## Possession:

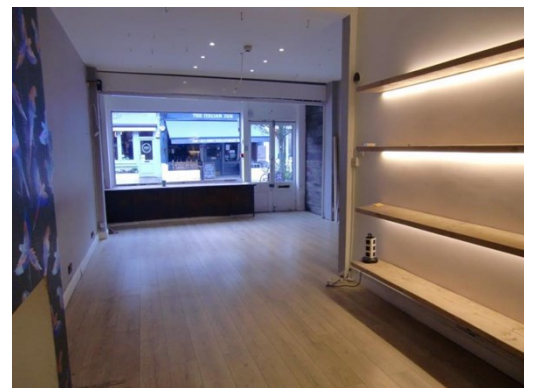
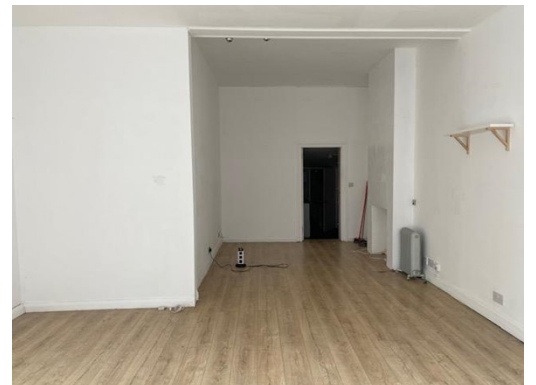
Upon completion of legal formalities.

## 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: Oct-21

**CONTACT US**  
020 8995 5678

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