

TO LET

CORNER POSITION - GROUND FLOOR & BASEMENT

MJFINN
COMMERCIAL

020-8995 5678



45 TURNHAM GREEN TERRACE, CHISWICK W4 1RG

640 sq.ft. (59 sq.m.)

Location: Prominent CORNER position situated on the ever popular WEST SIDE of Turnham Green Terrace (B491), at the junction with Chardin Road. Neighbouring retailers include Cote Brasserie immediately opposite, Sweaty Betty, Bayley & Sage, Macken Bros butchers, Ollie Quinn and Postmark. Within 150 metres of Turnham Green TfL (District line) station. Many bus routes run along Chiswick High Road and Turnham Green Terrace. Parking and loading bays outside on Turnham Green Terrace and in the streets close by.

Description: Class E Use (former Barnard Marcus Estate Agents) arranged over the ground floor and basement with the benefit of a prominent RETURN WINDOW FRONTAGE.

- ▶ Shop depth: 23ft
- ▶ Ground floor CH: max 12ft
- ▶ Basement CH: 7ft

NB: deduction made to the ground floor net area to allow for the installation of a WC

FLOOR

Ground Floor	360	33
Basement Store	220	20
Pavement Vault	60	6
TOTAL	640 sq. ft.	59 sq. m.

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

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Features:

- Prominent corner position
- RETURN FRONTAGE
- Class E Use
- Ground floor 360 sq. ft. | CH: 12ft
- Basement with hatch access
- Stores + vaults 280 sq. ft. | CH: 7ft
- Central Chiswick location
- Ease of parking/loading outside
- Popular location
- 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:

£48,000 p.a.x.

Premium:

N/A

Rates:

Please contact the London Borough of Hounslow. To be reassessed.

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

EPC:

Pending ()

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@mjincommercial.co.uk



Subject to Contract: Nov-21