

# TO LET

## CLASS E USE 3 STOREY BUILDING

**MJFINN**  
COMMERCIAL

**020-8995 5678**



## 181 CHISWICK HIGH ROAD, CHISWICK W4 2DR

**1,015 sq.ft. (94 sq.m.)**

**Description:** This imposing three storey self-contained building has been refurbished throughout and would suit a number of users whether office, medical, holistic or retail.

- ▶ Ground floor: 405 sq. ft. open plan plus 1x WC/washroom, kitchenette and storage
- ▶ First floor: 275 sq. ft. open plan plus 2x WCs/washrooms, kitchenette and storage
- ▶ Second floor: 335 sq. ft. (two rooms)

Small private rear yard and fire escape accessed from each floor

**Location:** Centrally situated on the south side of Chiswick High Road (A315), adjacent to Foster Books and Ladbrokes. In this busy parade, known as Old Market Place, between Devonshire Road (Kinleigh Folkard & Hayward and Lea & Sandeman wine merchants) and Linden Gardens; diagonally opposite the junction with Elliott Road (Café Nero) and Windmill Road (Megan's and The Crown P.H.). Many multiples close by including Nandos, Planet Organic, JoJo Maman Bébé, Borough Kitchen, Waterstones, Marks & Spencer food store and Hotel Chocolat. The Old Market Place is also the home to the monthly Flower, Cheese and Antiques markets making it one of the busiest shopping locations in the area. Convenient for the many bus routes which serve the area and Turnham Green (District line) TfL station. 'Pay by Phone' parking bays immediately outside.

[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.

# 181 CHISWICK HIGH ROAD, CHISWICK W4 2DR

## Features:

- Class E Use
- Arranged over ground, 1st & 2nd floors
- Newly refurbished throughout
- Very good natural light | Double glazed
- LED lighting | Carpeted
- 3 x WCs/Washrooms
- 2 x Kitchenettes
- Private rear yard with fire escape
- To Let - New Lease
- Flexible Terms

## Terms:

New full repairing and insuring lease for a term of 10 years, subject to a mutual break clause at the anniversary of the 5th year with 6 months prior written notice.

## Area:

1,015 sq. ft. (94 sq. m.)

## Rent:

£55,000 p.a.x.

## Service Charge:

TBC

## Rates:

Please contact the London Borough of Hounslow.  
Rateable Value: £28,500.

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

## EPC:

C (71)

## VAT:

VAT is applicable.

## Legal Costs:

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

## Possession:

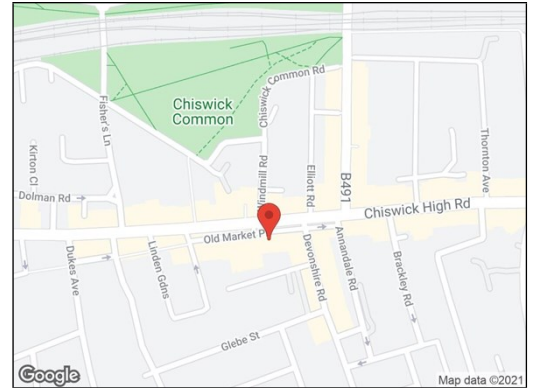
Immediately upon completion of legal formalities.

## 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: Nov-21