

FOR SALE

FREEHOLD INVESTMENT - BUSINESS NOT AFFECTED

MJFINN COMMERCIAL

020-8995 5678



MAYFIVE HAIR SALON, 44 DEVONSHIRE ROAD, CHISWICK W4 2HD

630 sq.ft. (59 sq.m.)

Location:

Situated within this attractive retail parade on the east side of popular Devonshire Road, about ±100 yards south from the junction with Chiswick High Road (A315); adjacent to Old Town Deli and Strand Antiques (est. +40yrs). Other nearby retailers include Chiswick Pets, Devonshire Glass, La Trompette restaurant, Tamp coffee, KFH, Urban Pantry, Lea & Sandeman and Vinoteca. Convenient for all the excellent shopping and transport facilities of Chiswick. Within 500m of Turnham Green TfL (district line) station. Devonshire Road also forms part of the monthly Chiswick Flower Market launched in 2020 with the intention to attract even more customers to this vibrant area of Chiswick.

Description:

Ground Floor (Class E Use) shop trading as Mayfive boutique hair salon which has been refurbished to a high standard and is very well maintained by the tenant. Shared rear yard.

The two bedroom maisonette above has already been sold on a long lease.

FLOOR

Ground floor shop NIA	630	59
TOTAL	630 sq. ft.	59 sq. m.

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- Features:**
- FREEHOLD INVESTMENT
 - Business not affected
 - Shop income: £32,000 p.a.x.
 - (Maisonette sold on long lease)
 - Very good condition
 - Popular retail location
 - Affluent area - Central Chiswick
 - Successful independent business
 - Close to Turnham Green station
 - For Sale - Sole agent

Terms: Freehold For Sale - Subject to subsisting leases.

Shop: Let on a full repairing and insuring lease for a term of 12 years from August 2019 (renewal) at a passing rent of £32,000 p.a.x. subject to rent reviews every 4th year. Tenant break clause at the anniversary of the 5th year subject to not less than 6 months prior notice.

Maisonette: Sold on a long lease for a term of 125 years from 2000 (106 years remaining) at a peppercorn ground rent.

Price: £550,000

Rates: London Borough of Hounslow. The rateable value for the shop is £28,250.

EPC: D (81)

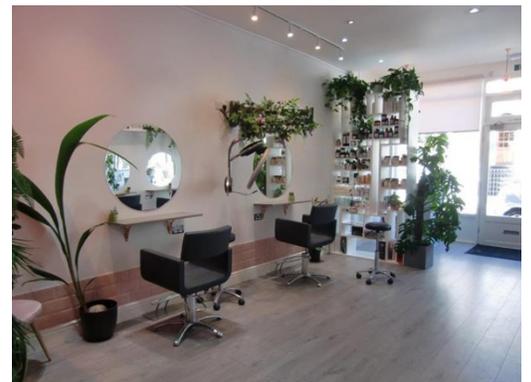
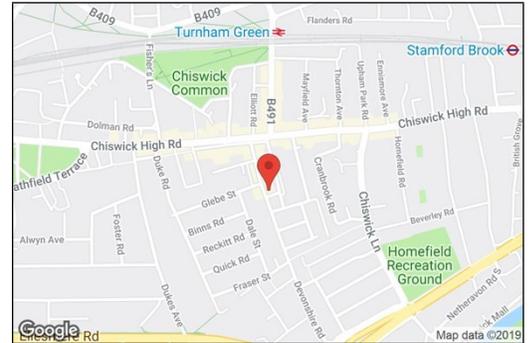
VAT: VAT is applicable. The client may agree to revoke the option to tax.

Legal Costs: Each party to be responsible for its own legal costs in this transaction. However, the purchaser to provide an undertaking of £5,000.

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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jojo@mjfinncommercial.co.uk



Subject to Contract: Oct-21

CONTACT US
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