

# FOR SALE

FREEHOLD INVESTMENT - BUSINESS NOT AFFECTED

**MJFINN**  
COMMERCIAL

**020-8995 5678**



## 10 BEDFORD CORNER, CHISWICK W4 1LZ

**685 sq.ft. (64 sq.m.)**

### Location:

This investment property, trading as Hartwood Property Management is situated in this busy and attractive parade of local shops, adjacent to Turn'em Clean Dry Cleaners and Winerack, together with Klassi hairdressers, Dan's Barbers, Young Veterinary, Avanti restaurant, Hair At Number Three, The Post Room coffee shop and Greige lifestyle boutique. Bedford Corner is within the Bedford Park Conservation area and is positioned at the corner of The Avenue (B491) and South Parade (B409), opposite Acton Green Common; benefiting from a high volume of pedestrian and vehicular traffic flows. Bus routes serve the area. Only 100 yards from Turnham Green Tfl station. Very convenient for all the excellent amenities of Chiswick.

### Description:

Ground floor Class E Use shop trading as Hartwood Property Management.  
GIA: 685 sq. ft. NIA: 580 sq. ft. ITZA: 364 sq. ft..

The two bedroom maisonette above has been sold on a separate long lease (125 years from 1999 | Ground rent £100 pa).

### FLOOR

Ground Floor	685	64
<b>TOTAL</b>	<b>685 sq. ft.</b>	<b>64 sq. m.</b>

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## Features:

- FREEHOLD - INVESTMENT
- Rarely opportunity - Reversionary income
- SHOP: T/A Hartswood Property Management
- Business not affected
- Very well presented (A/C, LED lighting)
- MAISONETTE: Sold on long lease
- Attractive local shopping parade
- Bedford Park Conservation Area
- 100 yards of Turnham Green Station
- For Sale - Sole agent

## Terms:

Freehold For Sale - Subject to subsisting leases.

SHOP: Let on a six year lease from December 2017 (exp. 2023). Tenant only break subject to 6 months prior notice. Rent: £20,400 p.a.x. however a rent concession to £15,360 p.a.x. has been agreed between the parties until the lease expiry 30 November 2023.

Maisonette: SOLD on a long lease for a term of 125 years from 1999 (103 years remaining) at a Ground Rent of £100 pa.

## Price:

£450,000

## Rates:

Please contact the London Borough of Ealing. Rateable Value: £20,000 (2021/22)

## EPC:

E (107)

## VAT:

VAT is not applicable.

## Legal Costs:

Each party responsible for its own legal costs. However, the purchaser to provide an undertaking of £5,000.

## Possession:

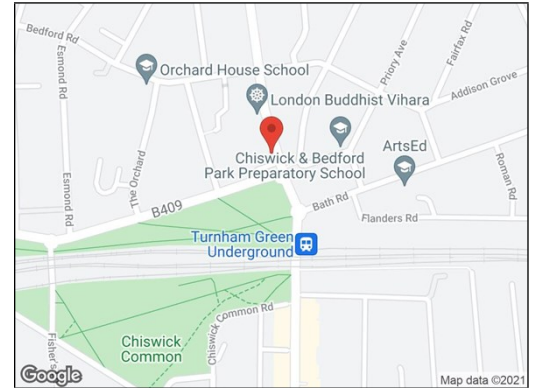
Ownership immediately upon completion of legal formalities.

## 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: Mar-22