

# FOR SALE

CLASS E USE - VACANT POSSESSION

**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.

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

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

### FLOOR

Retail area	365	34
Office/Storage	55	5
<b>TOTAL</b>	<b>420 sq. ft.</b>	<b>39 sq. m.</b>

[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

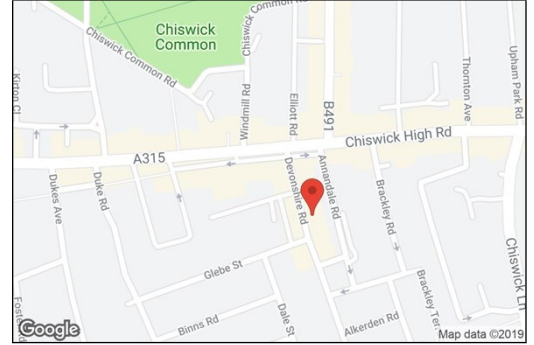
[info@mjfinncommercial.co.uk](mailto:info@mjfinncommercial.co.uk) | 11 Devonshire Mews, Chiswick, London W4 2HA

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## Features:

- Class E Use
- All ground floor
- Internal security shutter
- Boutique shopping parade
- Central Chiswick - Conservation area
- Loading bay close by
- Ease of parking
- Long Leasehold / Virtual Freehold
- For Sale
- Vacant Possession upon completion



## Terms:

LONG LEASEHOLD: 999 years from 25 March 1989 at a peppercorn ground rent. Offered with vacant possession at completion.

## Price:

£375,000

## Rates:

Please contact the London Borough of Hounslow on 020 8583 5708. We are advised that the rateable value is £24,500.

## EPC:

C (68)

## VAT:

VAT is not applicable.

## Legal Costs:

Each party to be responsible for its own costs. However, the purchaser to provide an undertaking of £5,000 to the vendor's solicitor.

## 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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Subject to Contract: Dec-21

**CONTACT US**  
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