

FOR SALE

RARE OPPORTUNITY - WHOLE BUILDING - VP

MJFINN
COMMERCIAL

020-8995 5678



46 DEVONSHIRE ROAD, CHISWICK W4 2HD

1,085 sq.ft. (101 sq.m.)

Location: First time on the market in over 20 years. Prominent corner position on the east side of Devonshire Road at the junction with Ingress Street. Forming part of this attractive retail parade. Nearby retailers include Chiswick Pets, Devonshire Glass, La Trompette Michelin star restaurant, Chiswick Lighting Company, Old Town Deli, Urban Pantry, Lea & Sandeman and Vinoteca. Turnham Green Tfl (District line) station. within 500m. Devonshire Road forms part of the monthly Flower Market attracting even more customers to this vibrant area of Chiswick, together with the Cheese and Antiques Markets along Chiswick High Road.

Description: SHOP: All ground floor: retail sales with return frontage (glazing to be reinstated), rear office/storage. WC/washroom accessed from rear yard 110 sq.ft. (10.22 sq.m.) with roller shutter (5ft) and drop kerb access from Ingress Street.

FLAT: Private entrance from Ingress Street. First & second floors: bathroom, bedroom, living room with patio doors to front flat roof, stairway leading to kitchen. Scope to develop to increase floor area and potential to incorporate mansard roof STPP.

FLOOR

| | | |
|--------------|----------------------|-------------------|
| Shop | 535 | 50 |
| Flat | 550 | 51 |
| TOTAL | 1,085 sq. ft. | 101 sq. m. |

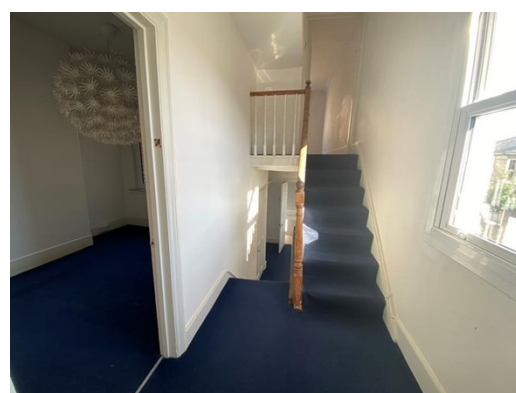
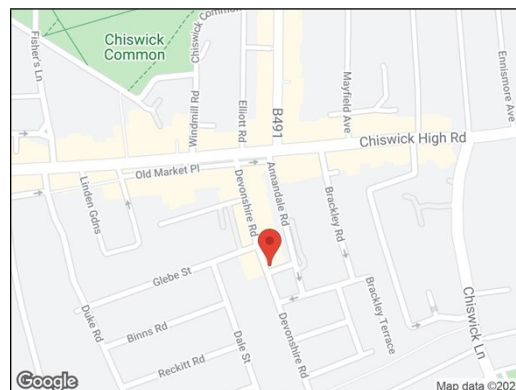
www.mjfinncommercial.co.uk

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.

46 DEVONSHIRE ROAD, CHISWICK W4 2HD

- Features:**
- FREEHOLD end terrace shop + uppers
 - Vacant possession of whole building
 - Rare opportunity
 - SCOPE TO DEVELOP
 - Ground floor shop – Class E Use
 - Rear yard with roller shutter access
 - Split level flat private side entrance
 - Popular retail parade
 - Chiswick High Road conservation area
 - FREEHOLD - FOR SALE
- Terms:** Freehold building with vacant possession at completion.
- Price:** £950,000
- Rates:** Please contact the London Borough of Hounslow.
Shop rateable value: £23,750 (2021/22).
Flat council tax Band B.
- EPC:** Pending ()
- VAT:** VAT is not applicable.
- Legal Costs:** Each party to pay their own professional fees. However, 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
020 8995 5678
jojo@mjfinncommercial.co.uk



Subject to Contract: Nov-21

CONTACT US
020 8995 5678

info@mjfinncommercial.co.uk
www.mjfinncommercial.co.uk

11 Devonshire Mews
Chiswick, London W4 2HA

MJFINN
COMMERCIAL