

# TO LET

DOUBLE FRONTED CLASS E USE

**MJFINN**  
COMMERCIAL

**020-8995 5678**



**488 - 490 CHISWICK HIGH ROAD, CHISWICK W4 5TT**

**945 sq.ft. (88 sq.m.)**

**Location:**

Situated on the 'PRIME' NORTH SIDE of Chiswick High Road (A315), adjacent to Sofas By Saxon showroom, directly opposite Cotswold Outdoor and Metropolitan Safe Deposits. 200 metres west of the traffic light junction with Acton Lane/Sutton Lane North B490 (Turnham Green). Forming part of this busy parade of shops, restaurants, snack bars, etc. and close to a number of new residential developments and office blocks; only 400 metres east of Chiswick Business Park. Chiswick Park TfL (District Line) is within 250 metres, close to Sainsbury's Food Store. Nearby retailers include Halfords, Majestic Wine, Neptune, Richer Sounds, etc.. Many bus routes pass the property.

**Description:**

Ground floor double fronted retail premises arranged as retail area, office, storage + WC.

- ▶ Window Frontage: 30'6 (9.30m)
- ▶ Gross Frontage: 34'0 (10.37m)
- ▶ Shop Depth: 25'0 (7.62m)

**FLOOR**

Retail area	795	74
Office/store	150	14
<b>TOTAL</b>	<b>945 sq. ft.</b>	<b>88 sq. m.</b>

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

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## Features:

- Double fronted
- Class E Use
- All ground floor
- With store, office & WC
- Opposite Cotswold Outdoor
- Air-conditioning (not tested)
- Electric security shutters
- To Let - New Lease
- Flexible Terms

## Terms:

A new full repairing and insuring lease ideally for a term of 8 years or longer with mutual break clauses. Short leases to be held outside of the security provisions of the Landlord and Tenant 1954 Act, Part II as amended.

## Rent:

£54,995 p.a.x.

## Premium:

Nil.

## Rates:

Please contact the London Borough of Hounslow on 020 8583 5708. Rateable value: £52,500. For the amount payable please go to [www.voa.gov.uk](http://www.voa.gov.uk)

## EPC:

C (68)

## VAT:

VAT is not applicable.

## Legal Costs:

The tenant to contribute £2,000 plus VAT towards the landlord's legal costs.

## Possession:

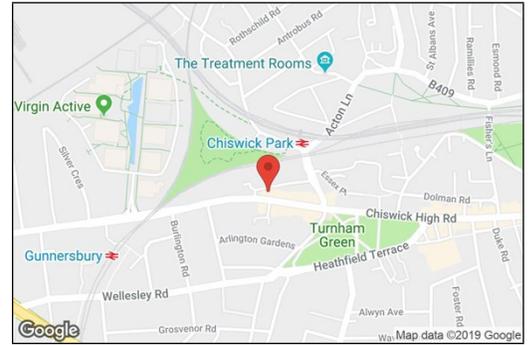
Following completion of legal formalities.

## 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  
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Subject to Contract: May-22

**CONTACT US**  
020 8995 5678

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