

# TO LET

READY FOR TENANT FIT OUT - CLASS E USE

**MJFINN**  
COMMERCIAL

**020-8995 5678**



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

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

**Description:** \* NOW Ready for the new Tenant fit out \* Ground floor double fronted retail premises arranged as open plan showroom, office, storage + WC.

? Internal Shop Width: 33'9 (10.3m) max.  
? Window Frontage: 30'6 (9.3m)  
? Shop Depth: 25'0 (7.6m)  
? Built Depth: 37'7 (11.5m)

**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. 200m west of the traffic light junction with Acton Lane/Sutton Lane North B490 (Turnham Green). Forming part of this busy parade of shops, eateries and professional services. Close to a number of new build residential developments. Chiswick Park TfL (District Line) is within 250m and Chiswick Business Park 400m west. Nearby retailers include Halfords, Majestic Wine, Neptune, Richer Sounds and Mail Boxes etc.. Street parking immediately outside.

**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)**

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

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## Features:

- Now ready for Tenant fit out
- Double fronted retail premises
- Class E Use
- Showroom, office, storage & WC
- Arranged over the ground floor
- 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. A rental deposit will be required.

## Premium:

Nil.

## Area:

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

## Rent:

£54,995 p.a.x.

## Service Charge:

By fair proportion of Landlord's costs. Plus Buildings Insurance.

## Rates:

London Borough of Hounslow on 020 8583 5708.  
Rateable Value 2023/24: £50,000 (multiplier of 49.9p).

## EPC:

C (68)

## VAT:

VAT is not applicable.

## Legal Costs:

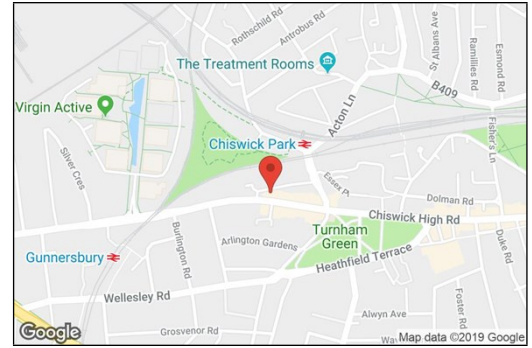
The tenant to contribute £2,000 plus VAT towards the landlord's legal costs.

## Possession:

Following completion of legal formalities.

## Viewing:

Strictly by appointment only. Please contact us on 020 8995 5678



Subject to Contract: Dec-23

**CONTACT US**  
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