

TO LET

PRIME POSITION - RARELY AVAILABLE

MJFINN
COMMERCIAL

020-8995 5678



68 TURNHAM GREEN TERRACE, CHISWICK W4 1QN

775 sq.ft. (72 sq.m.)

Description: Well presented Class E Use ground floor premises. Arranged as retail area (large skylight to rear), 2 x WCs/washrooms (one with shower), kitchenette/staff room (with skylight) and storage. One of the few shops with rear access onto Turnham Green Terrace Mews.

- ▶ Net frontage: 13'6
- ▶ Gross frontage: 16'0
- ▶ Built depth: 60ft
- ▶ Max. ceiling height: 10'5

Location: Forming part of this busy retail parade on the EAST SIDE of Turnham Green Terrace. Nearby retailers include Sweaty Betty, Côte Brasserie, Postmark, Ollie Quinn, You Me Sushi, Fara Kids and Macken Bros. Butchers. Benefiting from a high volume of both pedestrian and vehicular traffics flows. Equidistance between the junction with Chiswick High Road (A315) and Turnham Green TfL station. Many bus routes run along both Chiswick High Road and Turnham Green Terrace. Very convenient for 'Pay by Phone' parking available on Turnham Green Terrace (30 mins free parking now available) and in the streets close by.

FLOOR

| | | |
|-----------------------|--------------------|------------------|
| Retail as existing | 625 | 58 |
| Ancillary as existing | 135 | 13 |
| Storage | 15 | 1 |
| WC/washroom | - | - |
| TOTAL | 775 sq. ft. | 72 sq. m. |

www.mjfinncommercial.co.uk

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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.

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Features:

- Rarely available
- Well presented
- Class E Use - All ground floor
- Skylights providing natural light
- Air-conditioning (not tested)
- Rear access
- High ceilings
- Full glazed frontage
- LED lighting
- To Let - New Lease

Terms:

A new Full Repairing and Insuring lease, by fair proportion, for a term of 12 years, subject to rent reviews every 4th year, upward only.

Premium:

Offers invited for this rare opportunity, popular location and for the benefit of the well presented condition and attractive features.

Area:

775 sq. ft. (72 sq. m.)

Rent:

£60,000 p.a.x.

Service Charge:

By fair proportion.

Rates:

Please contact the London Borough of Hounslow.
Rateable value: £45,000.

Interested parties to make their own enquiries with regards to eligibility for rates relief, retail discount etc..

EPC:

Pending ()

VAT:

VAT is not applicable.

Legal Costs:

The Tenant to contribute £1,500 plus VAT towards the Landlord's legal costs.

Possession:

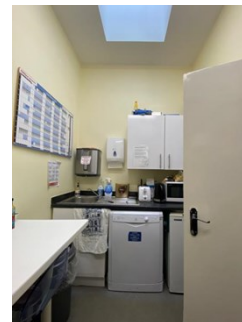
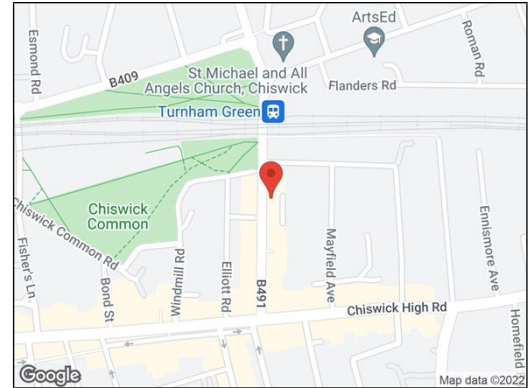
July / August 2022.

Viewing:

Strictly by appointment only.

Contact:

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Subject to Contract: Jun-22